



**** STUNNING BARN CONVERSION**** **** LARGE TWO BEDROOM END TERRACE BUNGALOW ****
**** LOVELY VILLAGE LOCATION **** **** EXPOSED BEAMS **** **** PERIOD FEATURES ****
**** TWO BATHROOMS**** **** DRIVEWAY & GARAGE **** **** VIEWING HIGHLY RECOMMENDED ****

A rare opportunity to purchase this stunning single storey barn conversion pleasantly positioned in the highly sought after and picturesque village of Melsonby.

A large two bedroom/ two bathroom end terrace bungalow with attached brick garage, driveway for two vehicles and enclosed forecourt style garden with pond.

The property offers deceptively spacious accommodation with the benefit of oil fired central heating. In good decorative order throughout with some lovely period features including exposed beams, feature stone wall in the lounge and solid wood and stained internal doors.

Malindi Cottage is located on the edge of Melsonby off Lady Well Bank and Parkshill Court. Only a short walk from the pretty village green, primary school and village pub The Black Bull. Melsonby is convenient placed for access to the A1M, Darlington 7 miles and Richmond 5 miles.

The accommodation briefly comprises Entrance Hall, large Lounge with dual aspect windows, large open plan fitted Kitchen/ Dining Room with integrated appliances, Inner Hallway, Bedroom 1 with built in wardrobes and En Suite Shower Room/ wc with white suite, Bedroom 2 with built in wardrobes and Bathroom/ wc with white suite.

The property is offered for sale with the benefit of no onward chain and viewing is highly recommended to appreciate fully.

Melsonby, Richmond, DL10 5NS

2 Bedroom - Barn Conversion - Bungalow

O.I.R.O £265,000

EPC Rating: F

Tenure: Freehold

Council Tax Band: E



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Melsonby, Richmond, DL10 5NS

Entrance Hall

6'6 x 5'10 (1.83m'1.83m x 1.52m'3.05m)

Lounge

14'8 x 20'4 narrowing to 13'6 (4.27m'2.44m x 6.10m'1.22m narrowing to 3.96m'1.83m)

Kitchen/ Dining Room

14'8 x 16'10 (4.27m'2.44m x 4.88m'3.05m)

Inner Hallway

17'0 x 3'2 (5.18m'0.00m x 0.91m'0.61m)

Bedroom 1

14'8 x 11'0 including en suite (4.27m'2.44m x 3.35m'0.00m including en suite)

En Suite Shower Room/ wc

6'0 x 5'10 (1.83m'0.00m x 1.52m'3.05m)

Bedroom 2

11'0 x 8'10 (3.35m'0.00m x 2.44m'3.05m)

Bathroom/ wc

11'0 x 5'10 (3.35m'0.00m x 1.52m'3.05m)

OUTSIDE

Garage

16'4 x 8'10 (4.88m'1.22m x 2.44m'3.05m)



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Malindi Cottage

Approximate Gross Internal Area
1252 sq ft - 116 sq m



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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