



5 West Road, Melsonby, Richmond, North Yorkshire, DL10 5ND  
£359,950



## 5 West Road, Melsonby, Richmond, North Yorkshire, DL10 5ND

SUBSTANTIALLY EXTENDED Village Home with ANNEX etc space & large integral GARAGE/WORKSHOP etc. 4 Reception Rooms, 3 double BEDROOMS & 3 Bath/Shower Rooms: Lovely deep SITTING ROOM with OPEN GRATE, separate 4.64m/15'2" DINING ROOM, KITCHEN & great 5.69m/18'8" Vaulted FAMILY ROOM; PORCH & SHOWER ROOM. Landing STUDY AREA, 3 good BEDROOMS, BATHROOM & EN SUITE. Double Glazing & Oil central heating. Front, side & rear Gardens & generous PARKING. For sale with NO ONWARD CHAIN.

Melsonby is a very popular village with a Public House, a Primary School & is on a local bus route. A66 trans-Pennine route 1.4 miles, A1(M) & Scotch Corner 3 miles, historic RICHMOND about 5 miles, BARNARD CASTLE 12.5 & DARLINGTON 8.5 miles - 2 hours 20 minutes to LONDON Kings Cross. The forthcoming Scotch Corner DESIGNER OUTLET VILLAGE will be the leading shopping & leisure destination in the North of England, bringing an appealing mix of premium & 'best-of-high-street' brands to one of the UK's most well-known locations - a huge area attraction. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales are readily accessible - about 1 hour to the Lake District.

### PORCH

#### Deep SITTING ROOM 4.66m x 4.22m (15'3" x 13'10")

Beamed ceiling with exposed timbers, attractive stone fireplace with open fire grate, shelved recess & radiator. Recessed UPVC double glazed shuttered window to front.

#### DINING ROOM 4.64m x 2.68m (15'2" x 8'9")

Beamed ceiling with exposed timbers, corner stone fireplace with grate, telephone point & radiator. Recessed UPVC double glazed shuttered window to front.

#### KITCHEN 5.85m min x 2.31m min (19'2" min x 7'6" min)

Hand-made wall & floor units with worktops & Belfast sink. Electric oven, ceramic hob with extractor over & plumbing for dishwasher. Shelved recess & recessed cupboard & radiator. Staircase (No.1) to first floor.

#### FAMILY ROOM 5.69m x 3.32m (18'8" x 10'10")

An eye-catching vaulted room with Terracotta flooring, nook, TV point & radiator. 3 UPVC double glazed windows to rear & UPVC double glazed patio doors to outside.

#### SHOWER ROOM 2.11m x 1.83m (6'11" x 6'0")

Shower cubicle, washbasin with cupboard under & WC. Radiator & UPVC double glazed window to rear.

#### Integral GARAGE/WORKSHOP etc 7.25m x (4.73m max) 3.53m min (23'9" x (15'6" max) 11'6" min)

Staircase (No.2) to first floor 'ANNEX' - see below.

#### FIRST FLOOR LANDING 5.67m x 2.33m overall

Double glazed Velux window & useful built-in STORE with light point. Landing STUDY AREA Radiator & UPVC double glazed window to rear.

#### Double BEDROOM 1. 4.68m x 3.46m (15'4" x 11'4")

Ceiling beam, radiator & recessed UPVC double glazed window to front.

#### Double BEDROOM 2. 3.46m x 3.28m (11'4" x 10'9")

Ceiling beam, radiator & recessed UPVC double glazed window to front.

#### BATHROOM 2.35 x 1.49 (7'8" x 4'10")

Panelled bath, washbasin & WC. Wall recess, splash tiling & radiator.

#### Annex LIVING ROOM 4.68m max x 3.82m (15'4" max x 12'6")

... & Kitchenette with wall & floor units & sink. 2 radiators & recessed UPVC double glazed windows to side & rear. Staircase (No.2) & door to:

#### BEDROOM 3. 3.26m max x 2.53m min (10'8" max x 8'3" min)

Radiator & UPVC double glazed window to front.

#### SHOWER ROOM 2.21m x 1.97m (7'3" x 6'5")

Plus large STORE. Shower cubicle, washbasin & WC. Radiator & UPVC double glazed window to front.

### OUTSIDE FRONT

Stone boundary wall & large lawn with 2 Apple trees, 2 Cherry & 2 Plum trees. Concrete drive leading to:

#### Integral GARAGE/WORKSHOP etc 7.25m x (4.73m max) 3.53m min (23'9" x (15'6" max) 11'6" min)

Electric up & over door, strip-lighting, cold water tap & power. Wall & floor units, worktop & plumbing for washing machine. Worcester oil boiler (annual service). Staircase (No.2) to first floor 'ANNEX' & UPVC double glazed door to rear.

### OUTSIDE REAR

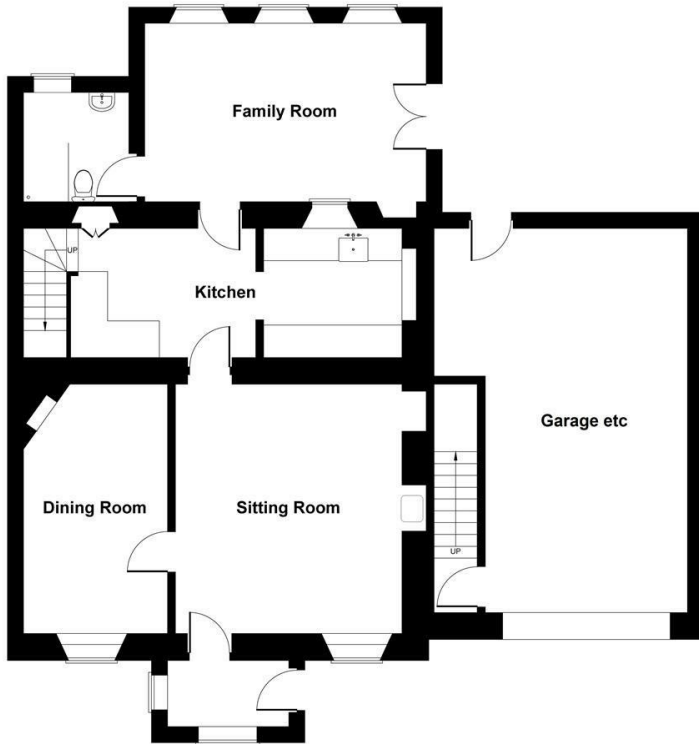
Pedestrian & vehicular gates lead to a lawned hard-standing area (Reinforcement mesh) & SOUTH facing REAR PATIO GARDEN with lawn, Cherry tree, cold water tap & outside power point. Three outside lights.

### NOTE

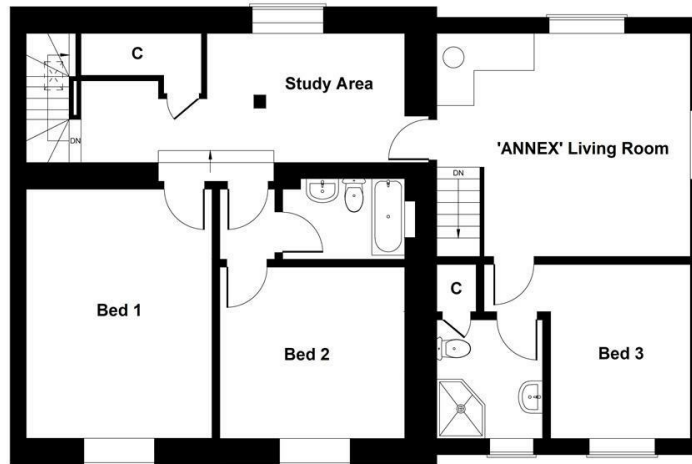
1) Council Tax Band: D



**£359,950**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
 Produced by Potterplans Ltd. 2021



FIRST FLOOR

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC 

