

# Russet House, Melsonby, North Yorkshire.



**Russet House, Scots Dyke Close, Melsonby, North Yorkshire.**

**Offers in the region of £470,000**

**Sitting on a large plot, privately positioned at the head of this exclusive cul de sac development, Russet House is a substantial detached property which is immaculately presented throughout making an excellent family home. To the ground floor there are three reception rooms, a breakfast kitchen, a utility room and a cloakroom, whilst to the first floor there are four double bedrooms, the master being ensuite and the house bathroom. Externally there is ample driveway parking, a double garage and large beautifully maintained South facing gardens that border open countryside. Being offered to the market CHAIN FREE, an early inspection is strongly recommended!**



### **Entrance Lobby:**

Accessed through a part glazed upvc door.

### **Cloakroom:**

Fitted with a WC and a wash hand basin and having a radiator and a upvc double glazed window.

### **Entrance Hall:**

The generous welcoming hallway has a radiator and a cloaks cupboard.

### **Living Room:**

The large living room is flooded with light due to the South facing aspect and the doors that open out to the garden and give open countryside views. There is a TV point, two radiators, solid oak flooring and a feature fireplace which has a gas fire with a timber surround and a marble hearth. A pair of doors open into the dining room.

### **Dining Room:**

With ample space for family dining, the dual aspect room has a radiator, solid oak flooring and upvc double glazed windows to the front and side gardens.

### **Study/Family Room/Bedroom 5:**

A great additional room which is currently used as a study, but would also be ideal as a family room, play room or an additional bedroom. There is a radiator, solid oak flooring and two upvc double glazed windows overlooking the rear garden and open countryside beyond.

### **Breakfast Kitchen:**

With space for a table, the kitchen is fitted with a range of quality cream coloured wall and base units with complimenting countertops and soft close fittings. Integrated into the units are a Neff hob and oven and a dishwasher. There are upvc double glazed windows to the front and side of the property and a radiator.

### **Utility Room:**

Having cream base units with a sink, plumbing for a washing machine, a tall larder cupboard, space for a fridge freezer and a half glazed upvc door to the side of the property.

### **First Floor Landing:**

The generous galleried landing has two upvc double glazed windows to the front of the property.

### **Bedroom:**

A large double bedroom having a lovely South facing aspect with two upvc double glazed windows overlooking the rear garden and open countryside beyond. There are two radiators, loft access and fitted wardrobes.



The **Ensuite** has a large shower enclosure, a WC and a wash hand basin set into a vanity unit. There is a heated towel rail and a upvc double glazed window.

### **Bedroom:**

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed window.

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### **Bathroom:**

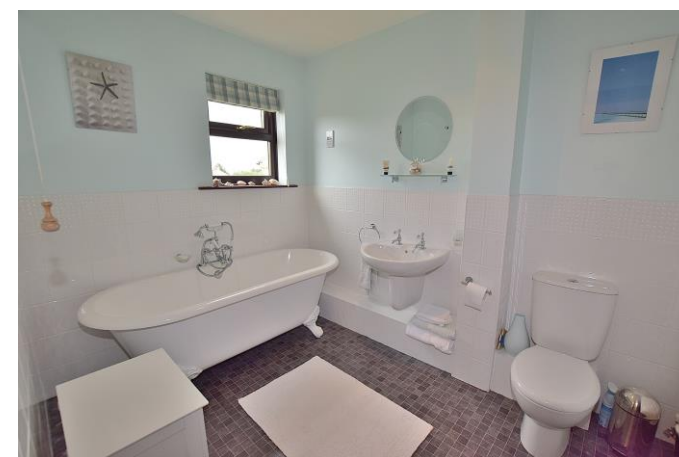
The very well appointed bathroom features a roll top claw foot bath, a WC and a wash hand basin. There is a radiator, an airing cupboard and a upvc double glazed window.

### **External**

Russet House sits in a private position on a large plot which is approached via a block paved driveway providing generous parking for a number of cars.

The **Double Garage** (5.80m x 5.64m) has a pair of up and over doors, a door to the garden and has power and light connected.

The extensive South facing rear gardens border open countryside and are mainly lawned with well tended areas of planting. There is a productive vegetable garden, a greenhouse and a paved seating area.





### **Additional Information**

The postcode is DL10 5PT and the Council Tax Band is F.

The property has the benefit of oil fired central heating, the boiler being located in the utility room.

There is a security alarm system.

### **Melsonby**

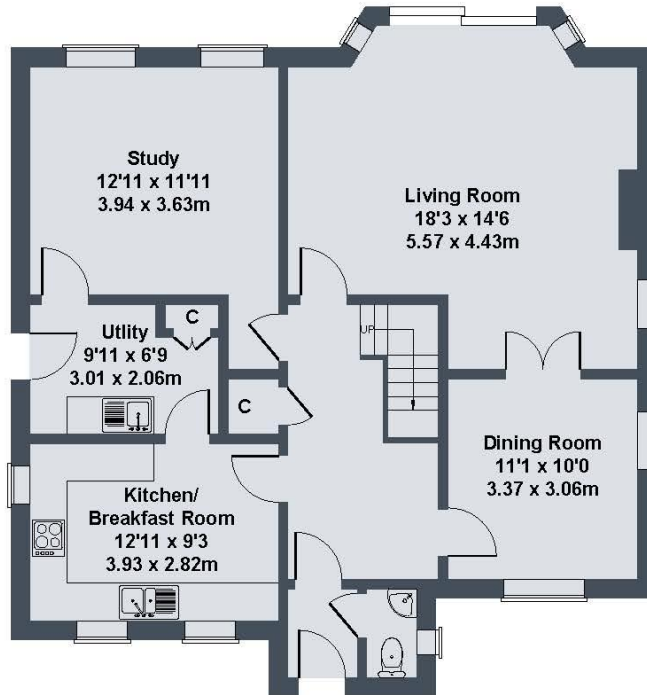
Melsonby is a highly regarded village conveniently positioned between the historic market towns of Richmond and Darlington. Close to the Scotch Corner junction of the A1(M) and the A66, it is perfectly positioned for access to the motorway network where Newcastle, Teesside, Leeds and The Lake District are all easily accessed. The east coast mainline train station at Darlington is a 20 minute drive away and the airports of Newcastle, Leeds Bradford and Durham Tees Valley are all within an hours drive.

Melsonby has a primary school with the secondary schools of Richmond a 15 minutes drive away and Independent schools at Barnard Castle, Durham and Yarm all within driving distance.

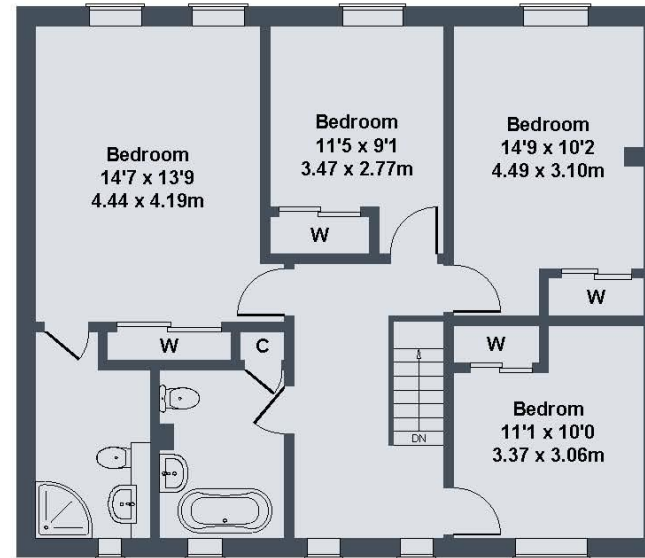


# Russett House, Scots Dyke Close, Melsonby, DL10 5PT

Approximate Gross Internal Area  
1787 sq ft - 166 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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.

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