

# Millgarth

JAGGER LANE | MELSONBY | RICHMOND | NORTH YORKSHIRE



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# An exceptional rural barn conversion with modern annexe on a substantial private plot

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A1(M) Scotch Corner 3.0 miles | Richmond 5.5 miles | Barnard Castle 12.6 miles  
Darlington Rail Station 9.1 miles | Teesside International Airport 13.9 miles  
Durham City Centre 28.4 miles | Newcastle International Airport 49.0 miles





## Accommodation in Brief

### **Main House**

Hallway/Snug | Kitchen | Sitting Room | Dining Room | Utility Room  
Shower Room | Study/Fourth Bedroom | Third Bedroom  
Two Further Bedrooms with En-suite Bathrooms

### **Annexe**

Bedroom | En-suite Shower Room | Family Room | Car Port | Two Garages  
Gym | Office with toilet and kitchenette

### **Exterior**

Gardens | Outdoor Kitchen | Paddock







## The Property

Situated in a private and secluded location, just a short distance from the nearby village of Melsonby, Millgarth is a lovingly renovated barn conversion and annexe with immaculate landscaped gardens and fantastic, elevated views of the surrounding open countryside.

Through thoughtful design choices and the use of carefully selected premium materials and fittings, the current owners have tastefully updated this property into a stylish and practical family home.

Occupying a sizeable 2.8 acre plot, the property is accessed via a private, electric-gated driveway that leads to an ample sized parking area, featuring two garages and a carport for added convenience. The exterior is exceptionally well-maintained, surrounded by neatly landscaped, sun-filled gardens, and enhanced with exterior lighting.

Inside the main house, the interiors have been stylishly updated, offering generously proportioned rooms accented by authentic period features such as slit windows and original exposed beams. Ca Pietra stone flooring extends throughout the ground floor, complemented by underfloor heating. The snug's log burner and the impressive stone inglenook fireplace in the dining room also contribute to a warm ambience.

The main living room is a uniquely inviting space, highlighted by its exposed beams and high, vaulted ceilings. Windows wrap around the room, offering panoramic views of the gardens and flooding the space with abundant natural light.



The kitchen, bespoke and crafted by local specialists Dixon & Cowton, features a high standard of hand-made and hand-painted cabinetry, natural quartzite countertops, integrated appliances, a Bose sound system, and an oil and electric AGA.

The first floor hosts two bedrooms and two-ensuite bathrooms. The master bedroom is characterful and inviting, with a vaulted ceiling, exposed beams, and a window seat beside the room's window, offering picturesque views over Melsonby's vistas. Reflecting the home's overall exceptional quality, the bathrooms are designed by Porter and adorned with elegantly appointed decor and high-end fixtures such as Catchpole & Rye rolltop bathtubs.

A contemporary annexe complements the main residence, providing versatile living space. This modern addition is equipped with underfloor heating on the ground floor and a stylish bedroom with a floating corner feature. The first floor of the annexe boasts a spacious office area with engineered wood floors and a Velux balcony window.







## Externally

Externally, the property features ample parking and extensive gardens including outdoor seating areas. Within the neatly landscaped gardens is an outdoor kitchen, boasting black quartz worktop, stainless steel sink, ample storage, drinks fridge and space for a barbecue. Accompanying the outdoor relaxation areas is another built-in Bose sound system. There is also a one-acre separate paddock within the boundaries of the property.





## Local Information

Millgarth is situated on the edge of the sought-after village of Melsonby. A number of surrounding villages offer excellent local amenities with a range of local shops, public houses and further facilities. For the outdoor enthusiast there is easy access to both the Yorkshire Dales National Park and the North York Moors National Park. The nearby historic market towns of Barnard Castle and Richmond offer further amenities with a good selection of shops and recreational facilities.

For schooling, there is a primary school in Melsonby, while secondary schooling is offered in Richmond. There is also excellent private schooling locally including the highly regarded Barnard Castle School.

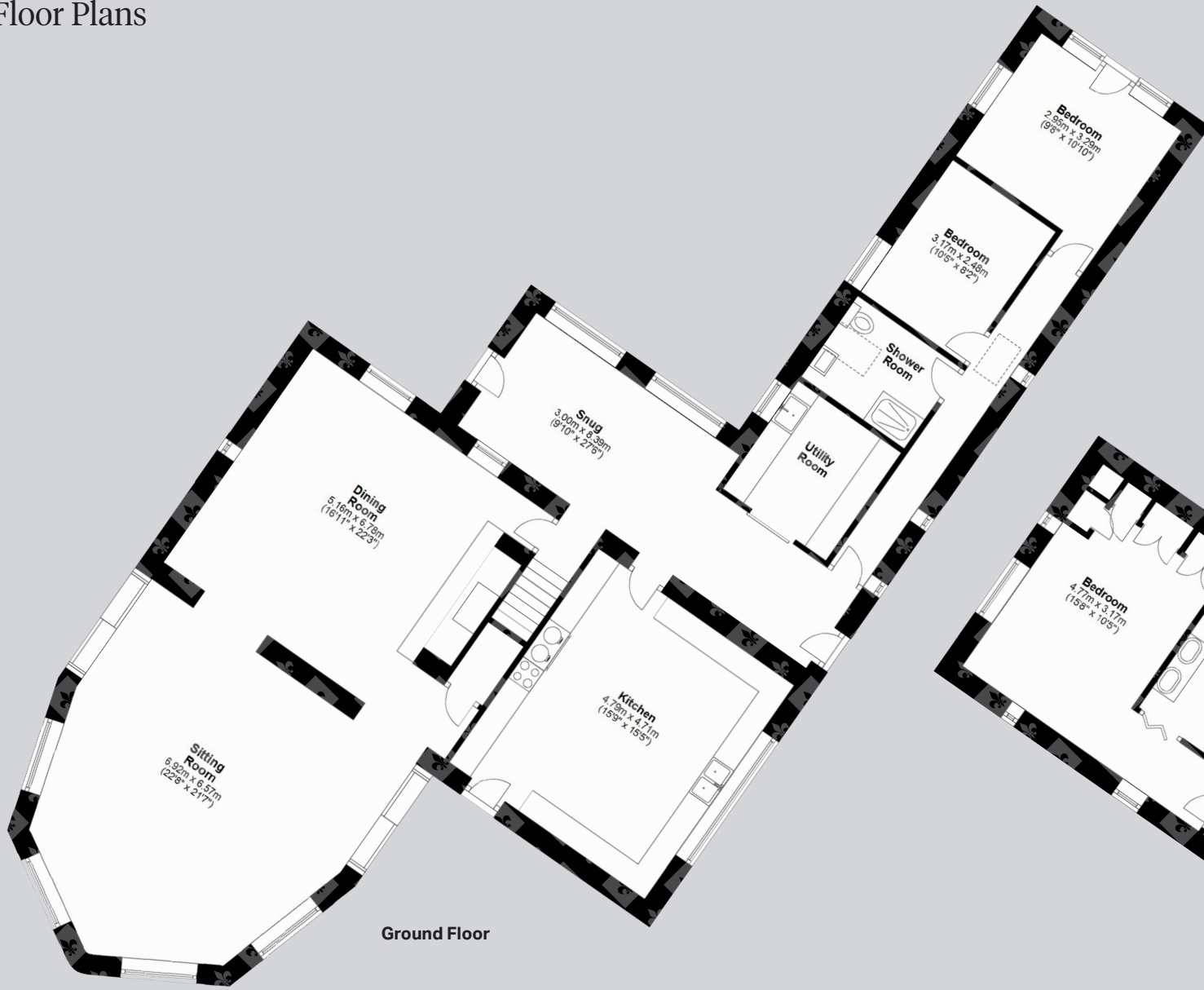
For the commuter the village is well-located for access to the regional business and commercial centres, with the A66 providing access east and west, and the A1 and M6 for north/south travel. Darlington offers East Coast main line rail services north and south while international air services are available from Teesside International Airport, Newcastle International Airport and Leeds Bradford Airport which are all very accessible.



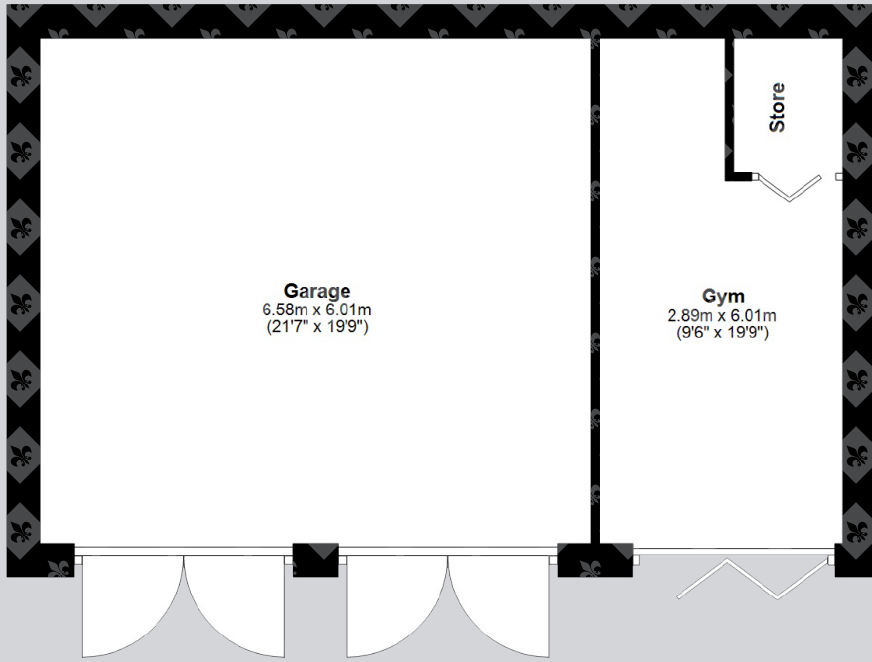
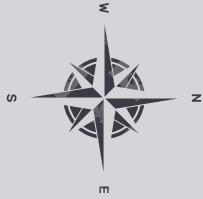




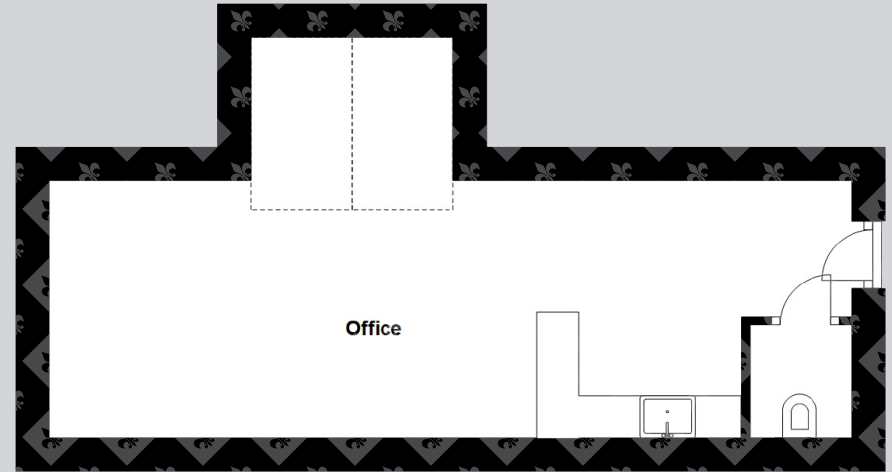
# Floor Plans



Total area: approx. 367.4 sq. metres (3954.3 sq. feet)

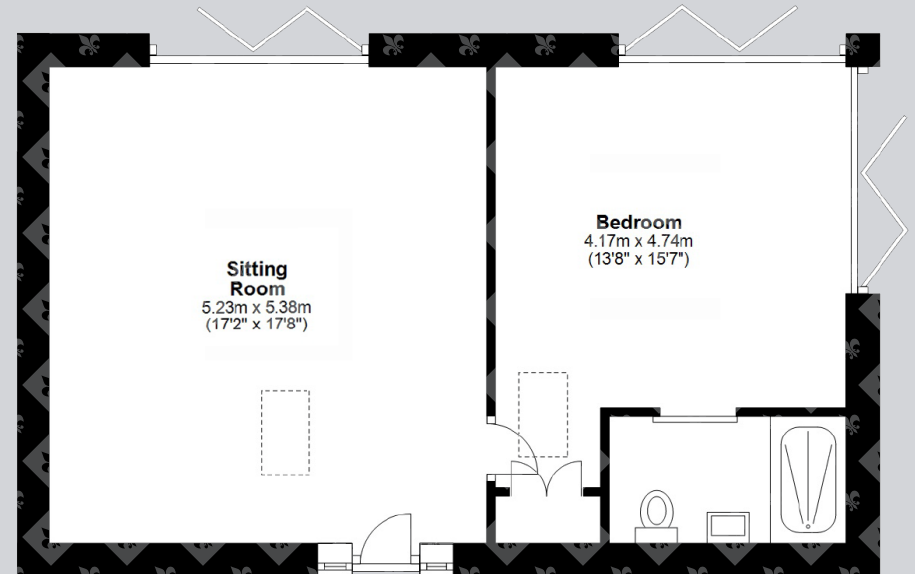


**Ground Floor Garage & Gym**



**Second Floor Annexe**

Car Port



**Ground Floor Annexe**

## Directions

From the A1 (M) exit at Scotch Corner (junction 53) and head west on the A66. After 1.6 miles turn right onto Moor Road, signposted Melsonby. Continue for 1.4 miles then turn left onto Jagger Lane. After 0.1 miles take the first right onto the private lane. Continue for 0.3 miles and the entrance to Millgarth is on the left-hand side.

Google Maps



what3words

///seemingly.herb.logbook

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, water and drainage. Oil-fired central heating.

Council Tax

Band G

EPC

Rating E

Tenure

Freehold

## Viewings Strictly by Appointment

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