BARLEY LODGE, MELTON COURT
KIRKBY FLEETHAM, BEDALE, NORTH YORKSHIRE DL7 0SX

SUBSTANTIAL FAMILY HOME OF APPROX. 2,800 SQ FT (259 SQM)
WITH FIVE DOUBLE BEDROOMS AND THREE RECEPTION ROOMS,
BOASTING A WEALTH OF CHARACTER FEATURES
THROUGHOUT AND WITH STUNNING VIEWS OF THE
SURROUNDING COUNTRYSIDE.

Accommodation
Reception Hallway · Living Room · Dining Room
Kitchen Breakfast Room Utility Room · Conservatory · WC
Five Double Bedrooms
Master Ensuite Dressing Room & En-Suite Shower Room
Family Bathroom · Shower Room

Externally
Private Lawned Gardens · Patio · Off-Road Parking for Four Vehicles

Bedale 5 miles · Northallerton 9 miles · Thirsk 17 miles · Darlington 17 miles

GSC GRAYS
PROPERTY · ESTATES · LAND

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Situation and Amenities

Kirkby Fleetham is a thriving rural village situated between the towns of Northallerton and Bedale. The village has an active local community with village hall, primary school, popular restaurant/pub, village green, village shop and Post Office, Church and regular bus service. A wider range of amenities including weekly markets, auction marts, supermarket and leisure facilities can be found at Bedale, Northallerton and Richmond. Access to the A1 is approx. 0.5 miles away with mainline trains running from Northallerton (8 miles).

Barley Lodge

This singular property once formed part of the traditional brewery and has been converted to form a fabulous family home with extensive living and outside space. Situated in a delightful location, just outside the sought after village of Kirkby Fleetham, this exclusive small development is on a quiet back road and affords 180 degree views over the surrounding rolling countryside.

In addition to the five double bedrooms and three reception rooms, there are large lawned gardens, parking for four vehicles and a garage.

Ground Floor Accommodation

The front entrance door opens into the porch with stone flooring under foot and double doors opening into the formal reception hallway which provides a delightful additional reception room in itself. Taking the first door to the right, is the separate utility room, followed by the downstairs WC. At the hub of the home is the fantastic kitchen diner creating a great, informal, family dining space.

The living room has a charming open fireplace and double doors leading out to the rear patio and internal double doors which open into the dining room (which could also make an ideal playroom or home office). The south-facing conservatory has beautiful stone flags to floor and provides a third reception room adjoining the house to the surrounding gardens.

First Floor Accommodation

The feature central staircase rises to the expansive first floor landing and the first three double bedrooms and huge family bathroom complete with roll-top bath. The master bedroom has a separate dressing room and en-suite shower room as well as far-reaching double aspect views across the rolling countryside.
Second Floor Accommodation

The second staircase leads up into the apex of the vast roof space, revealing the exposed A frame beams and trusses to bedroom four, to a separate shower room and the impressive fifth bedroom which has unrivalled and uninterrupted views plus truly beautiful exposed beams and timbers.

Gardens

The extensive and private lawned gardens extend to two sides of the property and are enclosed within a Beech hedge boundary. There is gated access to the side and driveway with access to a walkway (leading to the road) to the rear of the garden also.

There is a large paved, sun-trap patio area with steps leading up to the lawns where there several small trees, planted borders, raised vegetable bed and an area of hard standing where a timber shed is located.

Garage and Parking

The single garage is located across the courtyard, over which is both a vehicular and pedestrian right of way for all the Melton Court properties, and has electric and light points. There is parking to the front of the garage in addition to the two further spaces to the side of the property by way of the block paved driveway.

Right of Way

There is a right of way to the rear of the garden for two neighbouring properties which has been screened from view by the Beech hedge. There is gated access to this walkway which leads round to the entrance road to Melton Court.
Tenure and Services

The property is offered Freehold with Vacant Possession upon Completion. The property benefits from mains water and electricity, with oil-fired central heating throughout. Sewerage is by way of a shared septic tank.

Local Authority & Council Tax

The Local Authority is Hambleton District Council tel: 01609 779977. Please contact the Local Authority for confirmation of council tax band.

Viewings

Viewings are strictly by appointment only via the Agent.

Additional Services - Valuations & Surveys

If you are looking to purchase a property, GSC Grays are able to offer a full range of valuation and survey reports in accordance with the guidelines of the Royal Institution of Chartered Surveyors (RICS). We offer a full range of products within the RICS Home Surveys family, i.e. The Homebuyer Report (HBR) and Building Survey. Please contact our Valuation & Survey Team on 01677 428930 for further information.
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Particulars written and Photographs taken May 2016.