



country properties  
village properties  
town homes  
barn conversions  
building plots

Church Row

Melsonby, Richmond, DL10 5LX

**Offers in the region of £325,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

**A beautifully presented barn conversion that has been tastefully refurbished by the current owners.**

**\*\*\*CHARMING BARN CONVERSION DATING BACK TO 1860 BUT CONVERTED IN 1998\*\*\*FULLY REFURBISHED BY THE CURRENT OWNERS\*\*\*TO INCLUDE NEW WOODEN FLOORING, KITCHEN, BATHROOM, EN-SUITE AND BIOMASS PELLET STOVES\*\*\*Viewing will reveal an entrance porch which opens to a welcoming hall way with ground floor WC and door to the impressive open plan kitchen and dining room with well fitted farm house style kitchen and one of the biomass pellet stoves and a door to the rear courtyard. The cosy and traditional living room has exposed timber beams and a further biomass stove and door to the study/hobby room with sliding door to the front. To the first floor the generous main bedroom has a modern ensuite and the further bedrooms are serviced by a modern house bathroom. Externally to the front there is a double width drive and a single garage, a lawned and well stocked front garden and an enclosed rear courtyard with a right of access over the neighbours yard.**





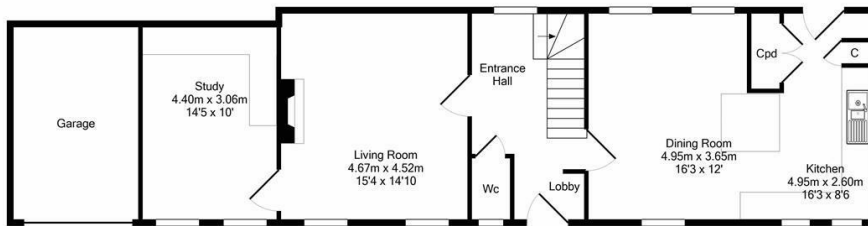
- TRADITIONAL BARN CONVERSION
- BIOMASS PELLETT STOVES
- FOUR BEDROOMS
- NEWLY REFURBISHED
- EASILY ACCESSIBLE VILLAGE
- EARLY VIEWING ADVISED

**General Remarks**

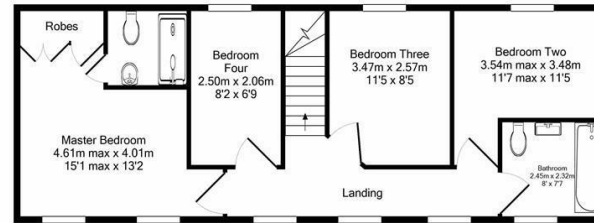
Tenure: Freehold

Services: Biomass pellet stoves in the kitchen and living room made in the UK by Island pellet stoves. Additional Economy 10 electric night storage heaters. Council Tax Band E

Directions - The property is accessed via Swire Way and Parkshill court not Church Row. Postcode of DL105NX will take you to the property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 87.6 SQ.M.  
(943 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 61.4 SQ.M.  
(661 SQ.FT.)

CHURCH ROW, MELSONBY, DL11 7TT.  
TOTAL APPROX. FLOOR AREA 149.0 SQ.M. (1604 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(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>		65	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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80 High Street  
Yarm, TS15 9AH  
Tel: 01642 420090  
[yarm@carvergroup.co.uk](mailto:yarm@carvergroup.co.uk)

14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)