

15-17 Church Row, Melsonby, Richmond, North Yorkshire, DL10 5LX
Offers over £580,000



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Welcome to this beautifully presented, four-bedroomed period property, brimming with charm and character, and perfectly situated in an elevated position overlooking the picturesque village green of Melsonby.

Dating back to 1756, this delightful family home seamlessly blends historical charm with modern comforts, offering generously proportioned living spaces and exquisite features throughout.

As you step through the solid front door into the entrance porch and hallway, you are greeted by high ceilings, Italian limestone flooring, and a sense of timeless elegance. The spacious sitting room, with its feature arched alcoves, wood-burning stove, and views over the village green, offers a cosy retreat. The equally charming living room features an open fire with a stone surround, perfect for relaxing evenings.

The heart of the home is undoubtedly the bespoke fitted kitchen, complete with solid oak units, and granite surfaces which opens to the inviting breakfast room with space for a family sized dining table, bathed in natural light from the double-glazed French doors that open onto the expansive, well maintained rear garden.

Upstairs, the property boasts four beautifully appointed bedrooms, three of which overlook the village green, offering stunning views. The master bedroom is particularly noteworthy, with its original cast iron fireplace and charming window seat. The family bathroom is a haven of relaxation, featuring a double-ended roll-top bath, separate shower, and exposed beams.

The property is set within generous, well-maintained gardens. The front garden, mainly laid to lawn, provides a welcoming approach, while the rear garden is a private oasis, enclosed by walls and featuring a large patio area perfect for outdoor dining and entertaining.

Melsonby is a quintessential English village, offering a peaceful rural setting with excellent connections. The village is home to a well regarded primary school, a traditional public house, and a historic church, all within walking distance. For a wider range of amenities, the market town of Richmond is just 5 miles away, offering shops, restaurants, a cinema, and more.

The property also benefits from easy access to major transport links, including the A1(M) and A66, making it an ideal base for those who desire country living without sacrificing convenience.

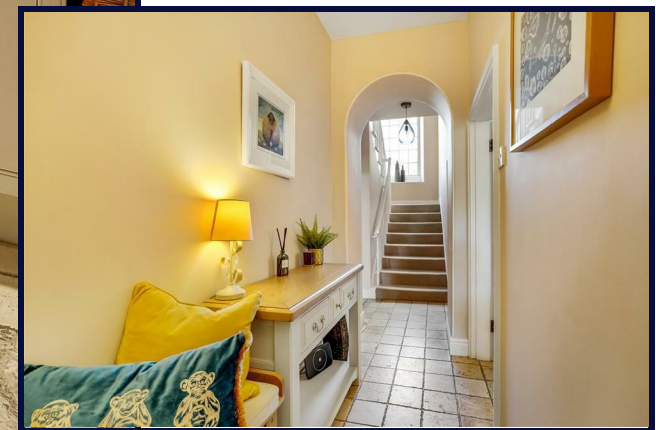
Commuting to London or Edinburgh is easy via the main line train station in nearby Darlington.







- Stunning Period Property
- 4 Bedrooms
- Large Rear Garden
- Popular Village Location
- Views over the village green
- Beautifully presented





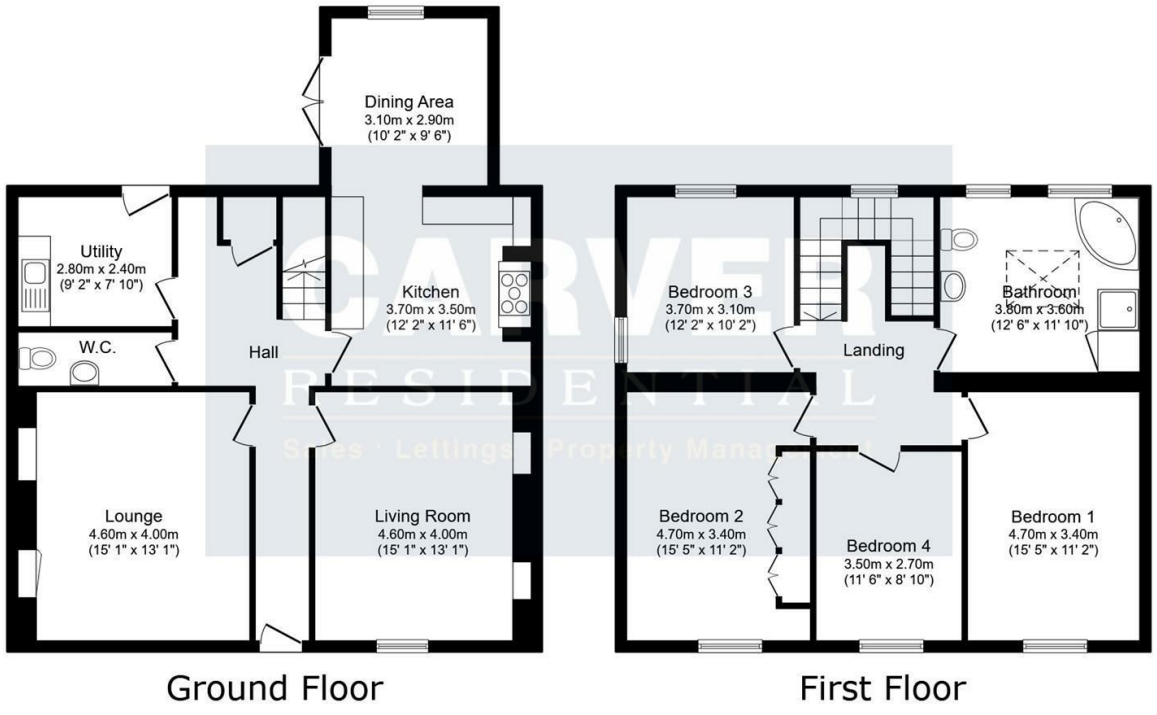




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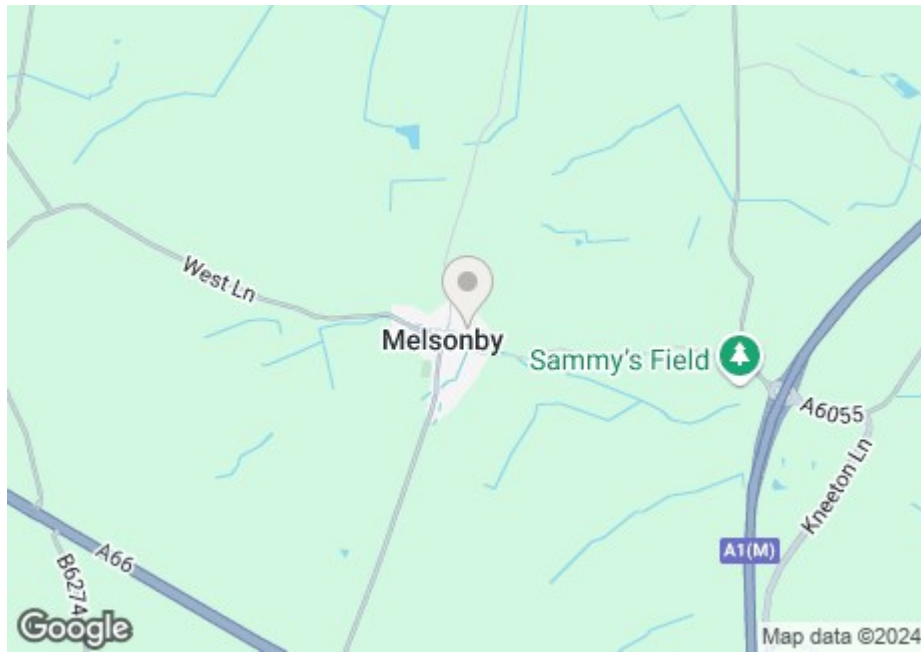




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		65
	33	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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