



NURSERY BUNGALOW
MELSONBY

Melsonby, North Yorkshire

Melsonby offers a strong sense of community, with regular community events, a local primary school, a well-regarded pub, and access to countryside walks right from your doorstep.

Beyond the immediate village of Melsonby, the surrounding area offers excellent connectivity and a wide range of amenities. The nearby market town of Richmond provides a selection of independent shops, cafés, restaurants and well-known attractions, including Richmond Castle and the Georgian Theatre Royal.

For commuters, Darlington's mainline train station offers direct access along the East Coast Line connecting you to London, Edinburgh and the in between. Scotch Corner is also just a short drive away, offering convenient access to fuel, food places and additional services, as well as linking directly to the A1 and A66. From here, both the Yorkshire Dales and Lake District are within easy reach, making weekend escapes a breeze.





Welcome home...

Approached via a private driveway from Scots Dyke, the property sits back within its own plot, giving a sense of privacy from the surrounding homes. The space is immediately noticeable as the grounds unfold around you.

Arriving at the home, there's ample parking for multiple cars, as well as a single garage. The unique dressed stone bungalow welcomes you in.

Inside, the home follows a traditional layout, with each room clearly defined. The living room sits at the front of the home, with a Calor gas fire creating a comfortable focal point. From here, it flows into a conservatory with a glass roof, a bright space that naturally draws your attention towards the garden and changes with the seasons.

The kitchen is practical and well-built, with solid oak cabinetry and a range-style cooker combining gas and electric. There's space for a dining area, while the adjoining utility room keeps everyday tasks neatly out of sight.

There's a further formal dining room to the front of the bungalow, allowing for larger family gatherings and meals with loved ones.





Bedtime bliss...

The large hallway takes you to all three of the double bedrooms. The main bedroom sits at the front of the bungalow and comes with mirrored sliding wardrobes, ideal for keeping clothes hung neatly away. The remaining two doubles overlook the back garden.

The family bathroom is neutral and well-sized, with a large bath and overhead shower.

There's further potential within the bungalow, too, with a large loft area with three sections. One section is a fully functional space with flooring, plastered and decorated walls. This could be further developed (subject to permissions) or used as a storage space.





Expansive Gardens

Stepping outside is where the property truly begins to set itself apart. The immediate garden around the bungalow is well cared for, with lawned areas, fruit trees and a striking ornamental pond.

Along the entire western boundary, a small stream runs gently past, adding to the sense of a more natural, established setting this can be seen from the dining room. Beyond this, the plot opens out further, offering space that could be shaped to suit a range of lifestyles, whether that's gardening, outdoor living, or something more ambitious.



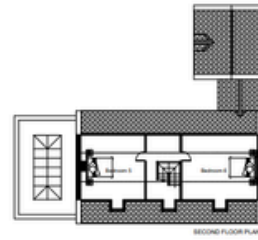


Development opportunity

With planning already approved for both a substantial 5/6 bedroom family home and an additional 2-bedroom bungalow, there's clear scope here for development. Whether that's creating a multi-generational setup, building and selling, or simply holding onto the land as part of the main home, the flexibility is there.

The existing bungalow could also be developed (subject to permissions). Previous plans have been drawn up to convert the current garage into an en suite and dressing room for the main bedroom, and a new garage could be created to the left of the bungalow.

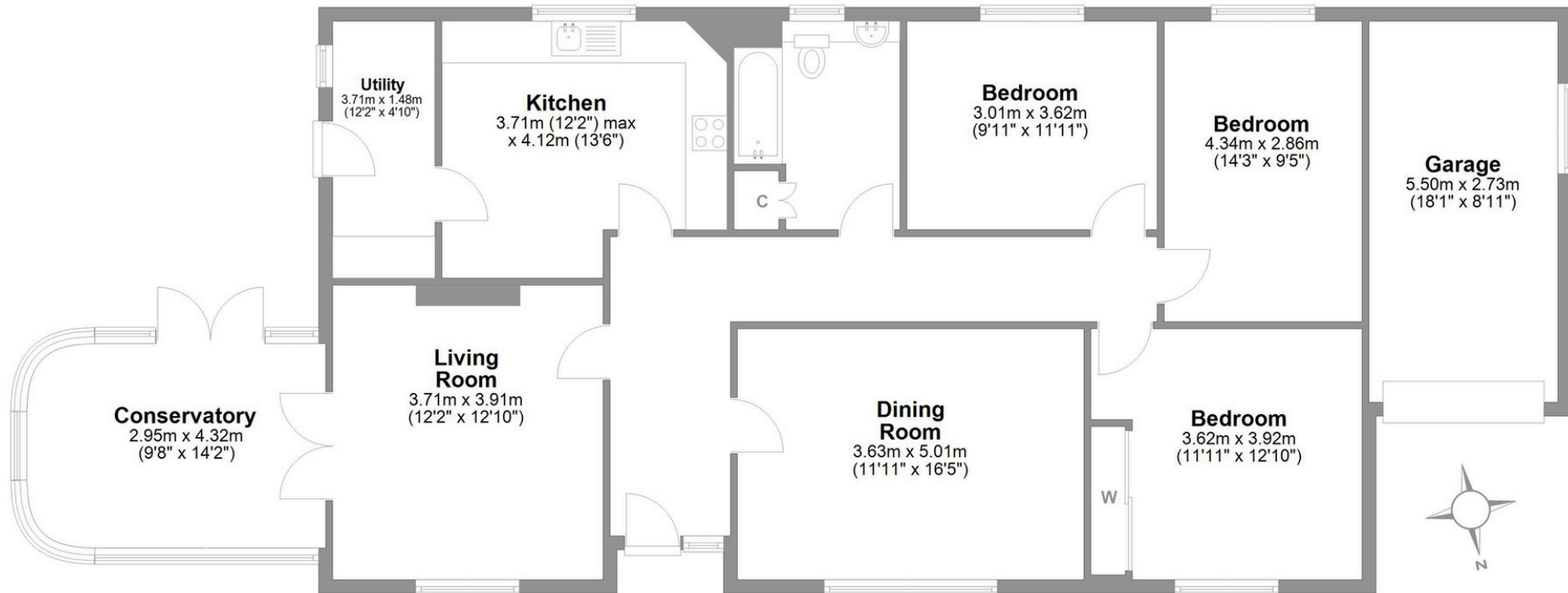




UNIT 2

Nursery Bungalow Melsonby

Total area: approx. 145.6 sq. metres (1567.7 sq. feet)



LOVE PROPERTY.♥

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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