







## Accommodation

An eye catching four bedroom detached village home, offering a delightful position to the edge of the sought after village of Melmerby and enjoying lovely countryside views.

The substantial house reveals a particularly spacious interior, with accommodation well in excess of 2000 square feet and generous size rooms throughout, including four large bedrooms, two of which offer ensuite shower rooms. The house also has the outside space to match, sitting on a plot of approximately a quarter acre and no doubt with the opportunity to extend if required, subject to necessary permissions and consents.

The house is located in the highly desirable village of Melmerby, which offers a great community spirit. Ripon is just a short drive away, meaning amenities are readily available. The location is also ideal for commuters, with ease of access to the A1 and A19, whilst national rail links are available from Thirsk, approximately 7 miles away.

The main entrance door leads into a grand tiled entrance hall, with an open staircase leading to the first floor. The triple aspect living room is a fantastic size, flooded with light through the large windows and fitted with a wood burning stove. There is a formal dining room and a kitchen/diner, which comes fitted with a range of stylish modern units and some integrated appliances, whilst the utility room is fitted with units to match. The rear hallway with storage and the a cloakroom/WC complete the downstairs layout. To the first floor there is a galleried landing, which enjoys lovely countryside views through a feature window. There are four double bedrooms, two of which offer ensuite shower rooms and both are fitted with white suites. The modern house bathroom comes part tiled and fitted with a white suite, including a bath with glazed screen and shower over. The property is double glazed, whilst it also benefits from oil central heating.

Externally double gates lead to the driveway, which offers parking for numerous vehicles and gives access to the double garage. There are extensive lawned gardens to all sides, whilst an area is also utilised as a vegetable patch. Part of the garden has been fenced off to create a child and pet friendly area, the gardens in general also attract a lot of sunshine throughout the day, whilst also making the most of the views.

An early viewing is advised on this delightful home, which is sure to be of interest to buyers craving village life and a spacious family home.

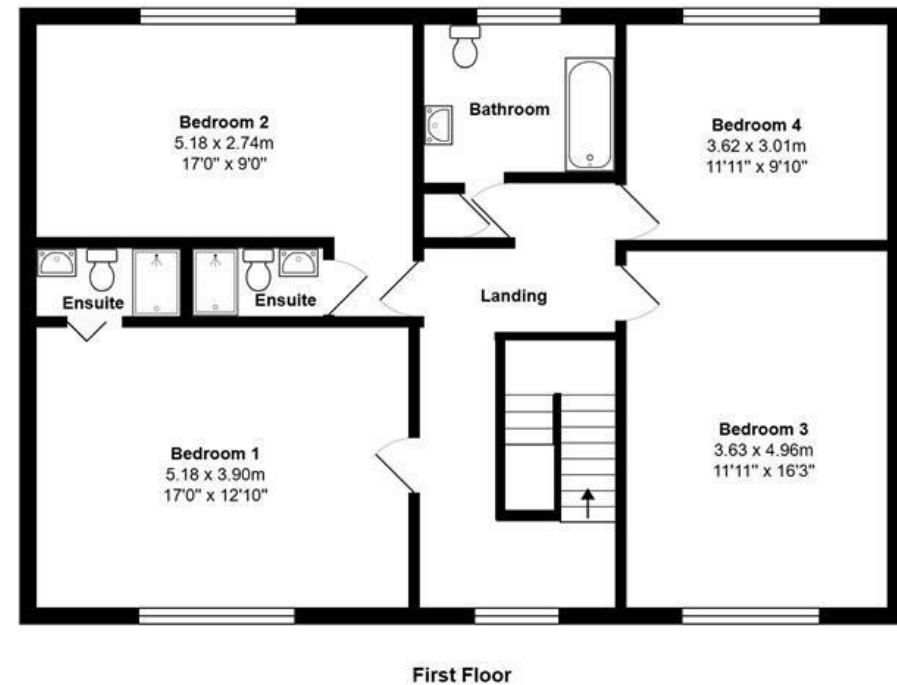
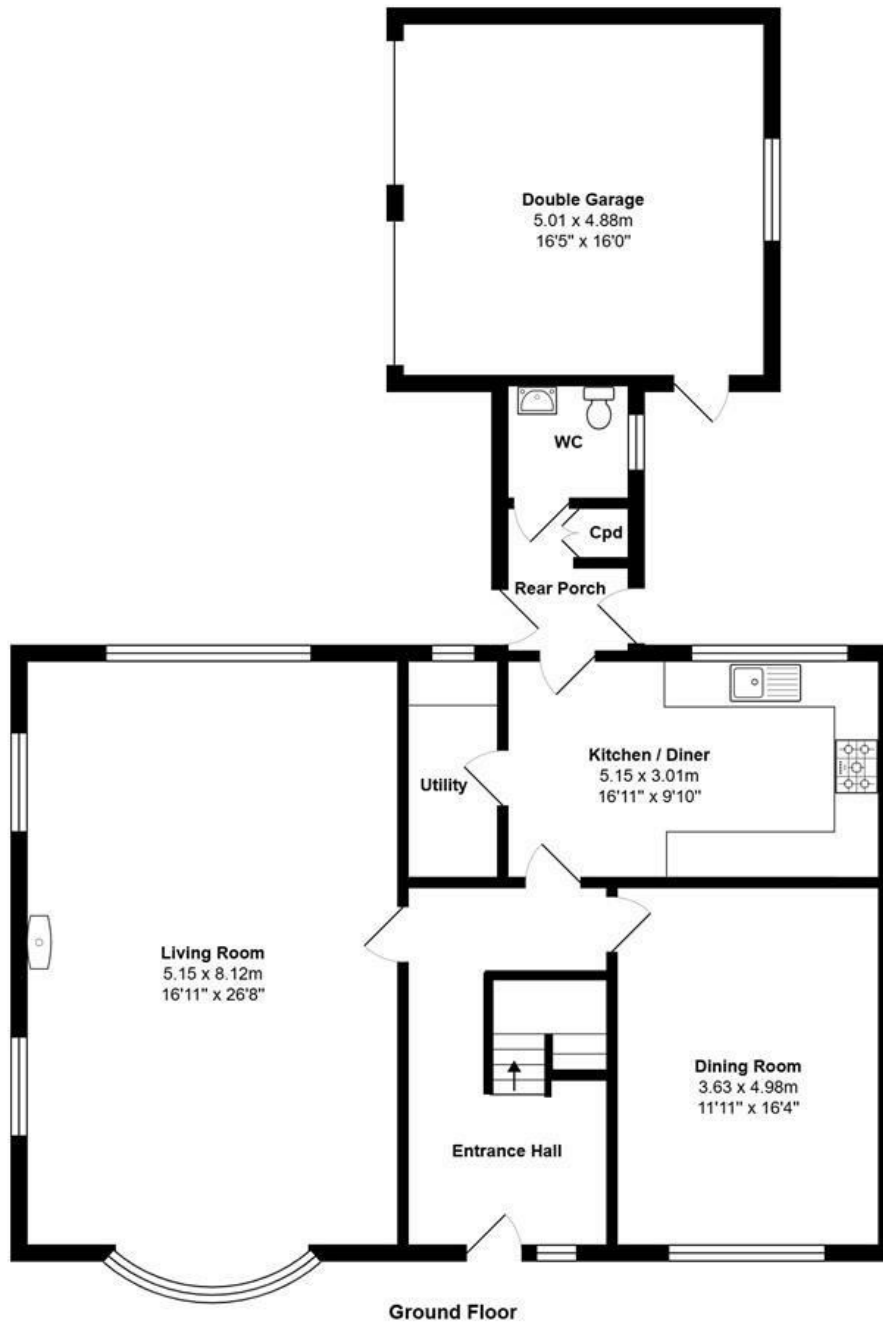










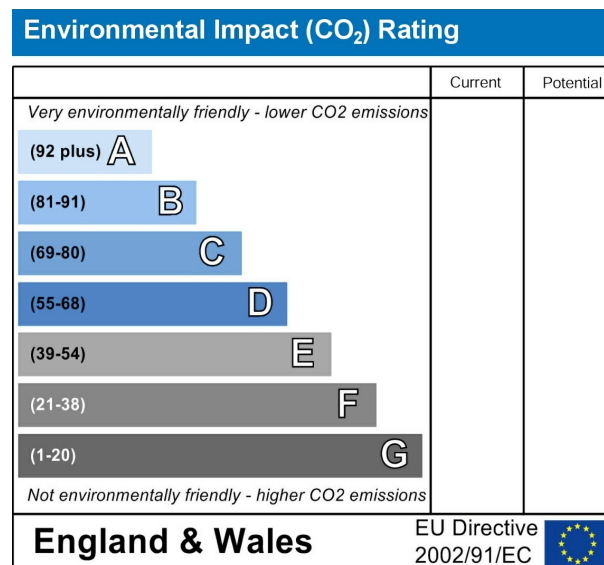
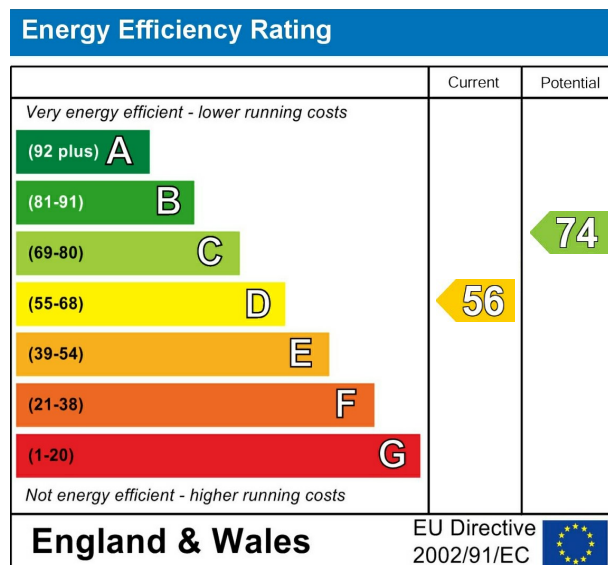








## EPC



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