



**CARVERS**  
SALES & LETTINGS

East Road  
Melsonby, DL10 5NF  
Offers over £550,000

Character Property - Detached



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4

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Where to begin? Offered CHAIN FREE, this incredible Grade II listed period home in the village of Melsonby must be seen to be appreciated. Situated imposingly on a generous, elevated plot facing local green space the property is ideally located in the very centre of the village but within striking distance of the A1 for further travel and the Lake district National Park, North York Moors National Park and Yorkshire Dales.. Internal accommodation consists of an entrance hallway accessed by a wonderfully quaint period front door, living room with impressive fireplace and exposed stonework with bifold doors to conservatory, dining room, modern kitchen diner, conservatory with bifold doors to garden, utility room and purpose designed home office. A ground floor WC and shower room complete the ground floor. The first floor holds a split level landing area leading to five good sized bedrooms (four of which are doubles) and a house bathroom. Externally the property holds a mature front garden with pretty walling, off street parking for three cars and carport with integrated electric car charger. The rear garden holds a useful mix of lawned and patio areas with greenhouse, planters and storage shed and workshop with more than enough space to enjoy those summer evenings. Roof mounted solar panels providing hot water and electricity, oil central heating and double glazing is present throughout as is a fully monitored home alarm system. EPC rating D, North Yorkshire Council tax band F.



- Wonderful Period Property
- Five Bedrooms, Four Reception Rooms
- Tastefully Extended and Modernised
- Generous Plot, Parking, Carport, Workshop with Power and Lighting
- Hot Water and Electricity Generating Solar Panels
- Detached Build
- Ideal Village Family Home
- Close to Darlington, Richmond and Barnard Castle
- Grade II Listed Historic Property
- Active Village Community (check [www.melsonbypc.com](http://www.melsonbypc.com))

**GENERAL INFORMATION:**

Tenure: Freehold  
 Services: Oil central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: North Yorkshire Council (Tax Banding F)

**Buyers Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

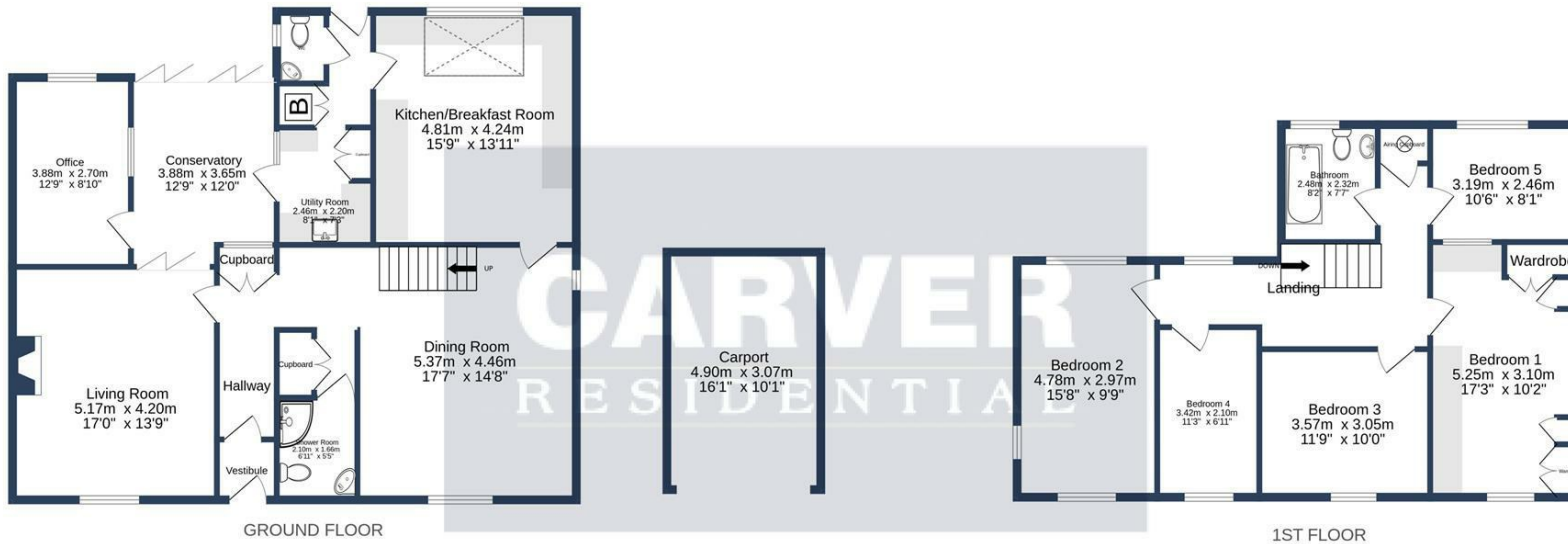
**Property Size**

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)

**Modernisation Works Carried Out**

- Conversion of outbuilding to purpose designed home office.
- Rear extension to create large kitchen, utility room, WC and garden room.
- Double glazed windows throughout, including historic glass where required.
- Extension of front driveway to accommodate four cars.
- Solar panels for hot water and electricity.





EAST ROAD, MELSONBY. DL10 5NF.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property size taken from EPC  
1894.40 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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