



Townhead Court, Melmerby, Penrith, Cumbria

£325,000

A rare opportunity to purchase this spacious and superbly appointed desirable village cul-de-sac lifestyle home. Combining contemporary and charming character features. Beautiful views, 4 double bedrooms, double garage and manageable gardens. Ideal family home with options for holiday home/letting. NO ONWARDS CHAIN.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this excellent, rural village detached home. Ideally located on the edge of this desirable, picturesque village, close to the Lake District, Yorkshire Dales and within easy reach of Penrith's many amenities. The property has been superbly presented and maintained by the current owners. The accommodation includes spacious living areas and 4 double bedrooms with master en-suite. Externally there is an attached double garage, front driveway and enclosed, landscaped rear gardens with excellent rural views. Featuring: stylish interiors, quality fixtures, charming feature fireplaces with stoves, double glazing, gas central heating, tasteful decoration and spacious rooms. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, presentation, views, space, quality and value.

LOCATION

Melmerby is a highly desirable and established village, ideally located in this picturesque edge of the North Pennines Area of Outstanding Natural Beauty, within easy reach of the Yorkshire Dales and Lake District. The village boasts a selection of amenities, including well regarded pubs and tea rooms. There is easy access into Penrith, which offers additional facilities including restaurants, pubs, shops, well regarded schools and recreational facilities, as well as a mainline railway station. The surrounding area is abundant with walks, bridle paths, cycle routes, wildlife and tourist attractions. The combination of accessibility (Penrith, M6, A66, A69) and beautiful rural surroundings make this area a popular choice with commuters and holiday makers.

DIRECTIONS

Sat Nav location: CA10 1HG.

GROUND FLOOR

Large entrance hall with staircase and cloakroom/WC.

Lounge 25' 4" x 12' 0" (7.72m x 3.65m)

Spacious through room with windows to three sides, reclaimed stone fireplace with stove and rear French doors to the garden terrace.

Dining Room / Kitchen 25' 3" x 11' 11" (7.69m x 3.63m)

Spacious second reception room with large dining area and feature reclaimed stone fireplace with stove. Open plan into the kitchen, which is well appointed with plentiful oak cupboards, granite work surfaces and integrated appliances. Front and rear windows and door to:

Utility Room 7' 4" x 6' 8" (2.23m x 2.03m)

Complimentary fitted oak units with sink and space for a washer and dryer. Rear door to the garden and terrace.



FIRST FLOOR

Large central landing with rear window.

Master Bedroom Suite 12' 1" x 10' 9" (3.68m x 3.27m) plus en-suite.

Double bedroom with rear window. Door to a stylish en-suite shower room.

Bedroom Two 12' 4" x 11' 11" (3.76m x 3.63m)

Double bedroom with rear window and extensive fitted wardrobes and storage.

Bedroom Three 12' 3" x 11' 1" (3.73m x 3.38m)

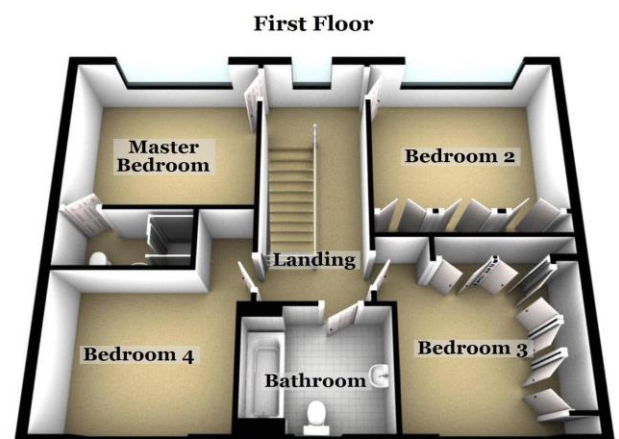
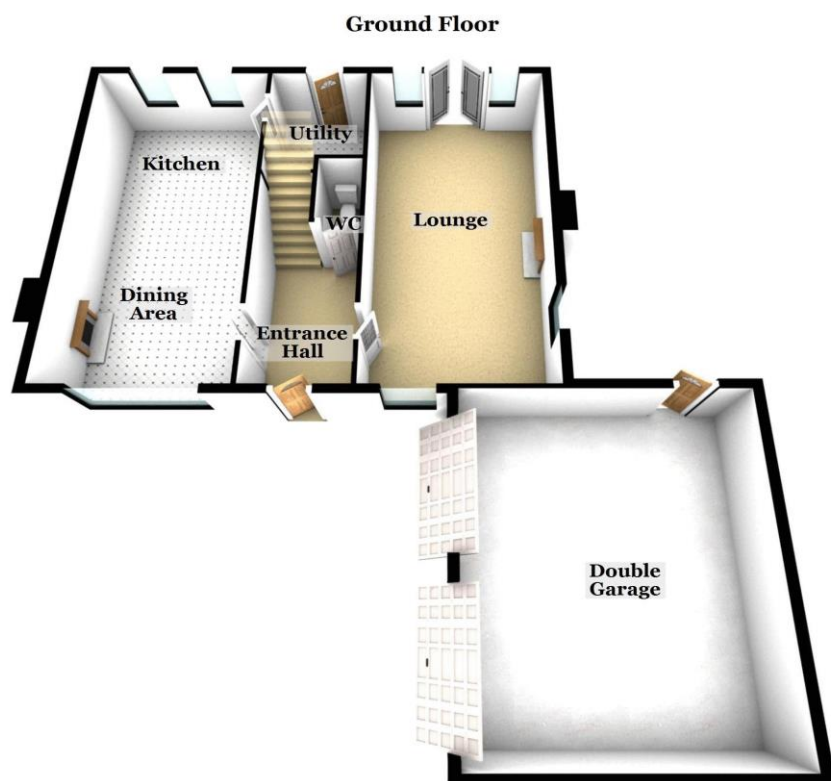
Double bedroom with front window and extensive fitted wardrobes and storage.

Bedroom Four 11' 1" x 9' 10" (3.38m x 2.99m)

Double bedroom with front window.

Bathroom 8' 8" x 7' 8" (2.64m x 2.34m)

Superbly appointed with a contemporary white suite with air bath with rainwater shower over. Fitted vanity storage and front window.





OUTSIDE

Large front block paved driveway providing ample parking and leading to an attached double garage with twin electric up and over doors and rear door to the garden (Garage: 21'1" x 17'1"). Additional side access leads to the enclosed and relatively private rear gardens. The gardens are of a manageable size, well landscaped and offer a lower lawn area, upper terrace, side log store, pond and side planting area with greenhouse. Extensive mature plants and shrubs. The upper terrace is an ideal entertaining and seating space, enjoying rural views and an elevated South Westerly aspect.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire, Cumbria and surrounding counties. Our agency fees are competitive with NO setting up fees, NO hidden catches and NO long contract tie ins.

To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

We are specialists in handling Period, Individual and Rural properties throughout the region.

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: C.

These details were prepared / amended on: 04/01/2018

AGENT'S DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No person in the employment of Dales & Shires has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-100) A			(10-15) A		
(81-90) B			(16-20) B		
(71-80) C			(21-25) C		
(61-70) D			(26-30) D		
(51-60) E			(31-35) E		
(41-50) F			(36-40) F		
(31-40) G			(41-45) G		
Least energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Phone: 01423 20 60 60

E-Mail: sales@dalesandshires.com

Web: www.dalesandshires.com

Office: Windsor House, Cornwall Road, Harrogate, HG1 1LE

