



# 17 LADYWELL COURT

Melsonby, North Yorkshire DL10 5QN



**GSC GRAYS**

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17 Ladwell Court is a meticulously maintained and well presented three bedroom mid-terrace cottage situated in the highly sought after development located in the village of Melsonby.

The village of Melsonby has a primary school, church and village hall. There are a number of well regarded state and private sector schools in the area: in Richmond, Barnard Castle, Darlington and Yarm. The popular market town of Richmond is approx 5 miles away; with its shops, restaurants, cinema, swimming pool and Georgian theatre. Darlington, which is approx 8 miles away is on the East Coast Main Line, Teesside Airport is approx 13 miles and Newcastle upon Tyne approx 40 miles. The A1(M) and A66 are easily accessible and approx 1 mile away all of which makes Melsonby an ideal base for the buyer who desires a country setting with good communications links.



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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### Accommodation

The property comprises an entrance hall, cloakroom/wc, a stylish kitchen with a modern range of wall and base units with integral electric oven, hob and extractor and space/plumbing for American style fridge freezer and plumbing for washing machine. The double reception room gives ample space for living and dining with open fireplace with stone surround and picture window and door to rear garden. To the first floor there is a generous landing with doors to three bedrooms and a house bathroom. The master bedroom has views to rear elevation with en-suite shower room. There is a further double bedroom and single bedroom on the first floor as well as a house bathroom. The bathroom comprises a three piece suite including a panelled bath, pedestal hand basin and low level WC.

### Externally

To the exterior of the property there is a beautiful cottage style garden and mainly laid to lawn to the front of the property. To the rear of the property is an enclosed courtyard garden with personal door to garage and side access gate.

### Garage

18'7 x 9'0 With double timber doors, power and light.

### Parking

Block paving providing off-street parking for two vehicles.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

North Yorkshire County Council

For Council Tax purposes the property is banded D.

### Particulars

Particulars written in January 2025.

Photographs taken in January 2025.

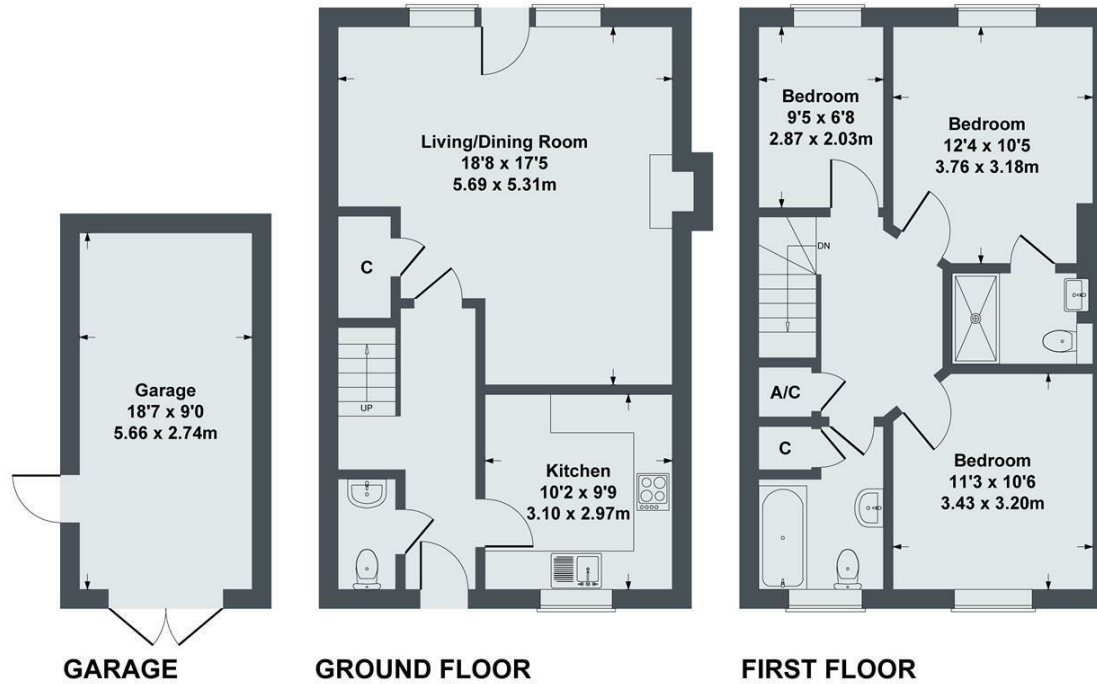
### Services and Other Information

Mains electricity and drainage, and water are connected. Oil fired central heating.



# 17 Ladywell Court Melsonby

Approximate Gross Internal Area  
1191 sq ft - 111 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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	



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