



GLEBE HOUSE EAST ROAD
Melsonby



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Melsonby, DL10 5NF

Nestled in the charming village of Melsonby, this substantial Grade II listed character property offers a unique opportunity for those seeking a home with history and potential. Dating back to 1787, this stone-built property boasts a double reception room, four bedrooms and two bathrooms, making it ideal for families or those who enjoy having extra space for guests.

ACCOMMODATION

- * Substantial Grade II listed property
- * Stone built and believed to date back to approximately 1787
- * Requiring modernisation and refurbishment
 - * Village location
 - * Garden and balcony
 - * Parking
 - * No onward chain



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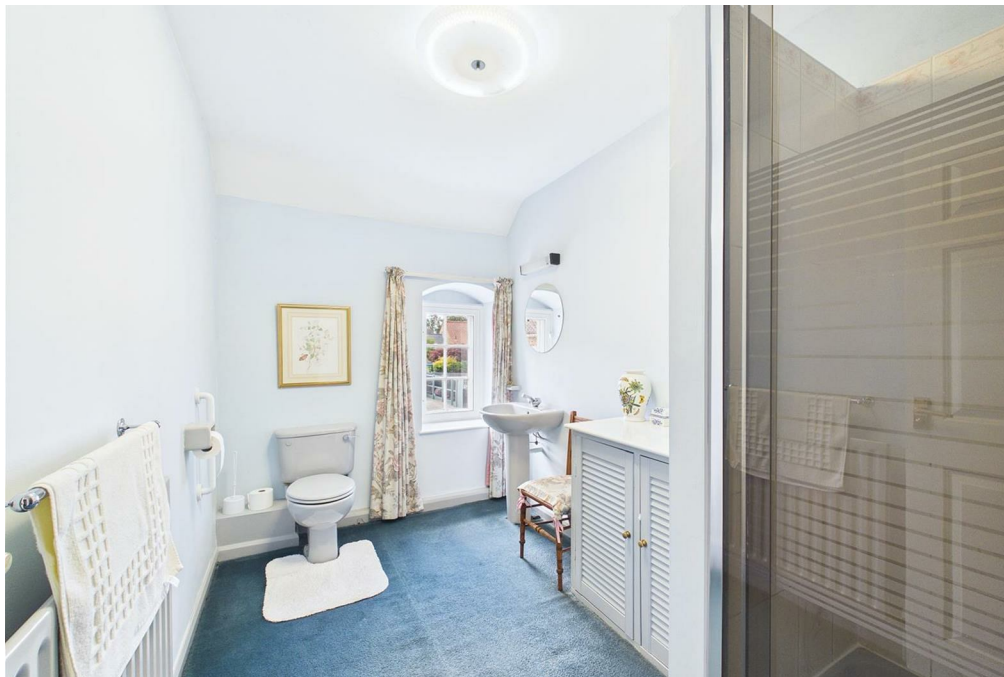
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Situation & Amenities

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.





The Property

This substantial Grade II listed character property offers a unique opportunity for those seeking a home with history and potential. Dating back to 1787, this stone-built property boasts a double reception room, four bedrooms and two bathrooms, making it ideal for families or those who enjoy having extra space for guests.

The property features an impressive 40-foot reception area, perfect for entertaining or simply enjoying the comfort of your home. While the property retains its period charm, it does require modernising and refurbishment, allowing you to put your personal touch on this historic gem.

Situated in a picturesque village location, this home benefits from a peaceful atmosphere while still being within reach of local amenities. With no onward chain, you can move forward with your plans without delay. This is a rare chance to own a piece of history in a delightful setting, making it a must-see for anyone looking to invest in a property with character and potential.



Accommodation

Ground Floor

With entrance door to entrance porch, door to cloakroom/wc, staircase to first floor, doors to kitchen and double reception room. The kitchen includes a matching range of wall and base units incorporating rolled edge worksurfaces with a sink unit, space for freestanding cooker, space for fridge/freezers and door to understairs storage cupboard and further door to living/dining room. One of the stand out features of this property is the substantial 40ft double reception room with living and dining areas, exposed timber beams and stone fireplace, patio doors to courtyard garden.

First Floor

With first floor landing providing access to all first floor accommodation and built-in storage cupboard. There are four bedrooms on this level, one with direct access to the balcony. There is a house bathroom comprising a four piece suite with panelled bath, bidet, pedestal wash hand basin and low level WC. There is also a shower room with step-in shower cubicle, low level WC and pedestal wash hand basin.

Externally

To the exterior of the property there is a mature courtyard garden mainly laid to paving with mature planted borders and stone stairs to balcony area. There are also two useful outbuildings providing storage.

Driveway

Gravelled driveway providing off-street parking with wrought iron gates.

Tenure

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

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded F.

Particulars

Particulars written in July 2026.

Photographs taken in July 2026.

Conditions of Sale - Anti Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays 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. The cost of these checks is £37.50 plus VAT (£45.00 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.

Services and Other Information

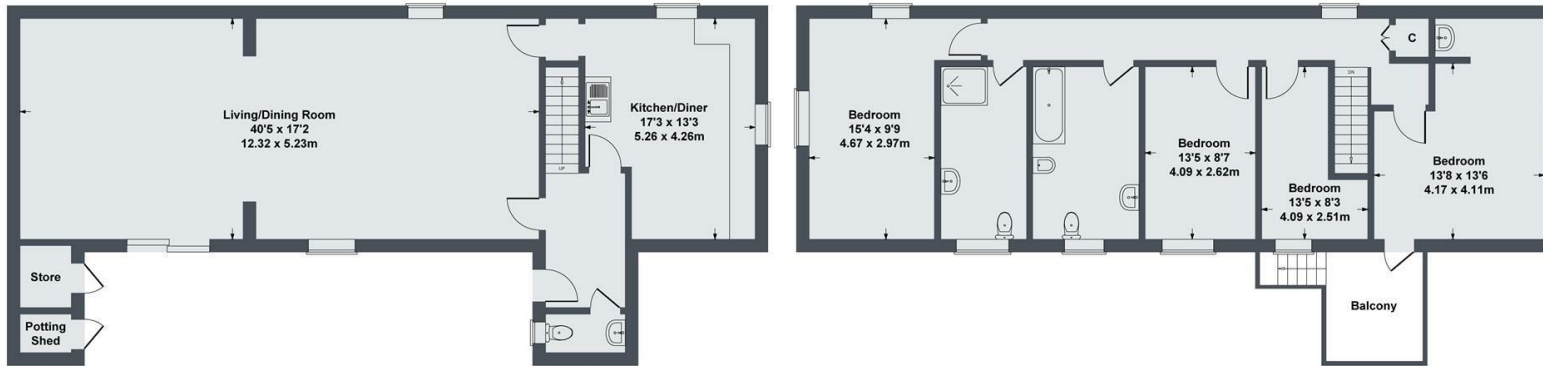
Mains electricity, drainage and water are connected. LPG gas central heating.

What3words

foreheads.awards.swung

Glebe House, Melsonby

Approximate Gross Internal Area
2056 sq ft - 191 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	35	61
England & Wales		
EU Directive 2002/91/EC		



DISCLAIMER NOTICE:

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- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
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- Please discuss with us any aspects that are important to you prior to travelling to the view the property.