

Finest

finest.co.uk

Saxum Bark
Swire Way | Melsonby | Richmond | North Yorkshire





Accommodation in Brief

Ground Floor

Entrance Hall | Living Room | Dining Room | Library | Kitchen/Breakfast Room
Garden Room | Utility Room | Cloakroom

First Floor

Principal Bedroom with En Suite Bathroom and Dressing Area | Guest Bedroom with En Suite
and Dressing Area | Two Further Double Bedrooms (One with En Suite) | Landing

Second Floor

Two Attic Rooms | WC | Additional Attic Room

Outbuilding

Ground Floor

Triple Garage

First Floor

Annexe | Sauna | Shower Room

Externally

Driveway Parking | South-Facing Terraced Gardens | Lawned Areas
2.28 Acre Paddock | Stone Terraces | Far-Reaching Countryside Views







The Property

Set within an elevated position on the edge of Melsonby, Saxum Bark is a substantial Georgian-style stone house, defined by its symmetry, proportion and far-reaching views across open countryside. The setting is a key part of its appeal, with a distinctly private, south-facing aspect and uninterrupted views that extend across surrounding fields towards St James' Church, across the Cleveland Hills and, on clear days, as far as the Middlesbrough Transporter Bridge. Extending to over 5,400 sq ft, the accommodation is arranged across three floors, complemented by a triple garage and a separate outbuilding providing additional flexible space.

The approach is both private and composed, with a gravel driveway opening into a broad forecourt framed by stone walling and established planting. The façade presents with classical balance, tall sash-style windows and a central entrance reinforcing the Georgian influence referenced in its design.

Inside, a generous reception hall forms the centre of the house, where a full-height staircase with detailed timber balustrading rises to a gallery landing above, creating a strong sense of arrival and connection between floors. The scale of the space is immediately apparent, with soft natural light filtering down from the upper level and across the hall.

Glazed double doors lead through to the principal reception rooms, allowing the spaces to feel connected while retaining definition, and offering glimpses through the house that reinforce its symmetry and proportion. The hall itself is well sized to accommodate seating or display, giving it a presence beyond that of a simple circulation space, with the layout unfolding naturally from this central point into a series of well-proportioned reception rooms.

The living room is arranged as a principal space, with a dual aspect that brings in natural light and frames the surrounding landscape. A stone fireplace with an LPG stove forms a natural focal point, set against a more defined feature wall, while the proportions of the room allow for generous seating and a flexible layout. Soft, neutral finishes and well-balanced lighting create a comfortable and composed atmosphere, equally suited to everyday use and more relaxed entertaining.

A separate dining room provides a more formal setting, positioned for easy connection to both the kitchen and main hall. Well proportioned and centred around a large dining table, the room is framed by a pair of glazed doors opening onto the garden, allowing natural light to fall through the space and creating a strong link to the terrace. Decorative wall finishes, soft drapery and considered lighting introduce a more refined atmosphere, well suited to both formal dining and larger gatherings.

The library offers a quieter, more contained environment, with a more intimate feel. A fireplace with an electric stove forms a focal point, while a wide window draws in natural light and provides a pleasant outlook. Fitted storage and flexible floor space allow the room to function equally well as a study, reading room or additional sitting area, depending on requirements.

The kitchen and breakfast room is arranged as a generous and highly practical working space, fitted with sleek cabinetry and deep Corian work surfaces that provide both durability and a clean, contemporary finish. Integrated Bosch appliances are set neatly within the run of units, while a central peninsula introduces informal seating and a natural point for everyday use. An Alpha range is set within a recessed opening, contributing to the heating and hot water system while also providing additional cooking capability, and adding a more traditional note to the otherwise modern scheme. The layout is well considered, allowing for clear distinction between preparation, cooking and informal dining, with the adjoining utility room and cloakroom positioned conveniently to one side.

Beyond, the garden room introduces a lighter, more informal living space, where a vaulted ceiling and rooflights draw in natural light throughout the day. Glazed doors wrap around the room, opening directly onto the terrace and framing views across the gardens, creating a strong connection to the outside and a natural extension of the internal living space.

Upstairs, the first floor is arranged around a galleried landing, drawing the spaces together and maintaining a strong visual connection between levels.



The principal bedroom suite is well positioned, offering generous proportions, a dressing area with fitted storage and an en suite bathroom. The room is presented in a calm, neutral palette, with soft natural light drawn in through well-placed windows and a pleasant outlook across the surrounding landscape. The en suite is well appointed, combining a free-standing bath and separate shower cubicle with traditional-style fittings, creating a space that feels both practical and considered.

The remaining bedrooms are arranged across both sides of the house, creating a well-balanced and flexible layout. Opposite the principal suite, a well-proportioned bedroom benefits from its own en suite bathroom and dressing area.

On the opposite side, two further bedrooms are positioned independently, one of which is served by an en suite shower room, allowing the floor to function equally well for family living or visiting guests. The bathrooms reflect a consistent standard, combining contemporary fittings with more traditional detailing.

The second floor provides a further layer of flexibility, with a series of attic rooms accessed from the galleried landing. These spaces are already boarded and fitted with services, offering clear potential for additional bedrooms, workspace or leisure use. With the option to introduce rooflights and further adapt the layout, this level presents scope for continued evolution of the accommodation.

In addition to the main house, a separate detached building provides further versatile accommodation. The first floor is arranged as a self-contained annexe, currently used as a gym, but readily adaptable as additional bedroom space if required. Exposed roof trusses add character and volume, while the layout allows for a variety of uses. The space is complemented by leisure facilities including a sauna and a separate shower room, creating a well-considered setting for both relaxation and everyday flexibility.

At ground level, the building incorporates a triple garage, providing secure parking and additional storage, with a broad gravelled forecourt allowing for further parking and ease of access.





Externally

The gardens are arranged to take full advantage of the south-facing aspect, with a series of stone terraces stepping down from the house into lawned areas bordered by planting and mature trees. The principal terrace sits directly to the rear, forming a natural extension of the living spaces and a well-positioned setting for outdoor dining and entertaining. Beyond, a 2.28 acre paddock extends the grounds, offering a more open and versatile expanse of land suited to a range of uses. From here, the land opens out to reveal sweeping, uninterrupted views across open countryside, with the elevated position ensuring both privacy and a strong visual connection to the surrounding landscape.



Local Information

Saxum Bark is situated within the village of Melsonby, a well-regarded North Yorkshire setting positioned between Richmond and Darlington, offering a balance of rural surroundings and everyday convenience. The village has a strong sense of community, centred around its well-regarded pub and village green, with regular events held throughout the year, including seasonal gatherings and summer celebrations.

The surrounding area is characterised by open farmland and rolling countryside, with an extensive network of bridleways and walking routes directly accessible from the village, making it particularly well suited to those with an interest in outdoor pursuits. Richmond lies approximately 7 miles to the west, offering a broader range of independent shops, restaurants and services, together with historic architecture and access to the Yorkshire Dales National Park. Darlington, also around 7 miles away, provides further retail, leisure and professional amenities, along with mainline rail services.

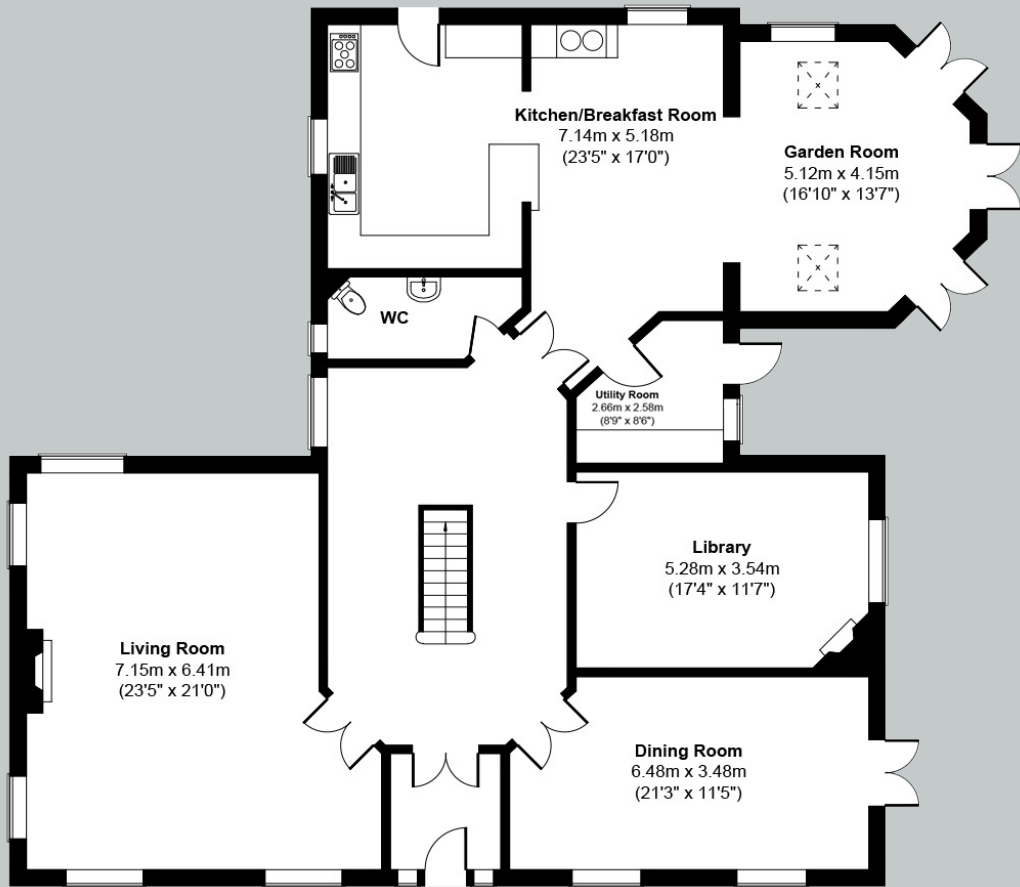
For schooling, there are a number of well-regarded options in the surrounding area, with primary provision available locally and a wider selection of secondary schools in Richmond and Darlington. Independent schooling is available at nearby establishments including Barnard Castle School and Queen Mary's School, with further options across the region.

The location is particularly convenient for the commuter, with straightforward access to the A1(M) via Scotch Corner, providing efficient links north towards Newcastle and south towards York and Leeds. Darlington Station offers direct services on the East Coast Main Line, connecting to London, Edinburgh and other major cities, while Teesside International Airport is within easy reach for both domestic and international travel..

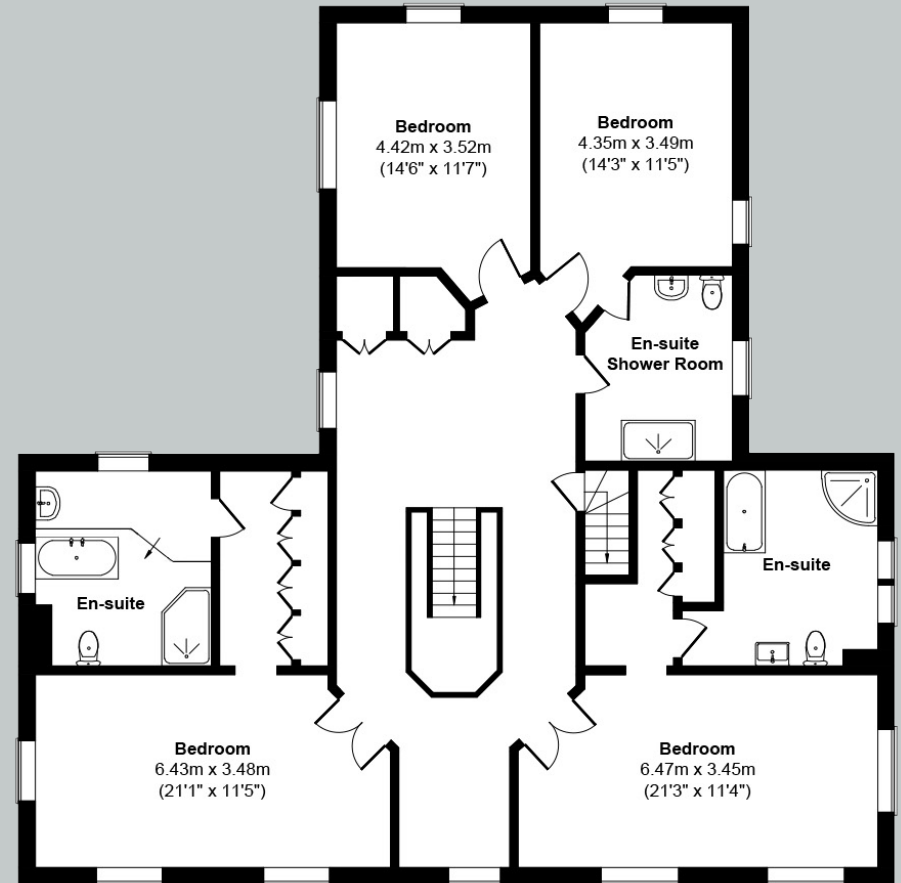




Floor Plans



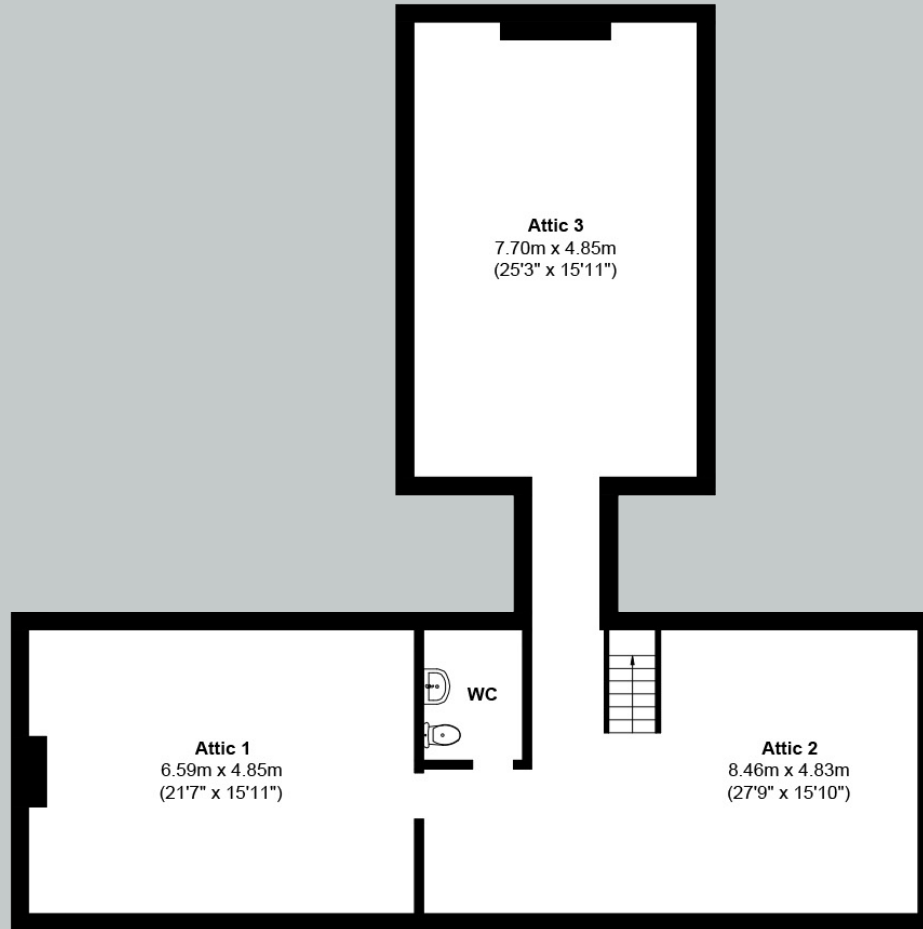
Ground Floor



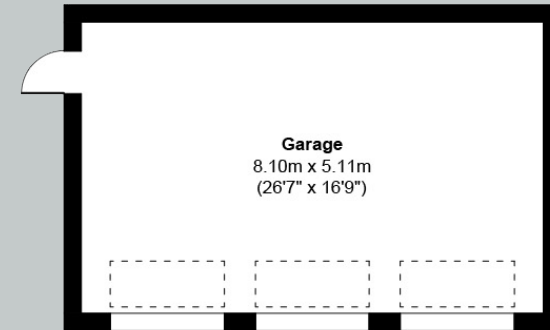
First Floor

Total area: approx. 549.2 sq. metres (5911.3 sq. feet)

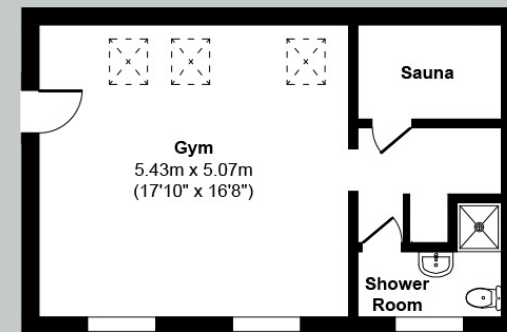
Floor Plans



Second Floor



Outbuilding Ground Floor



Outbuilding First Floor

Total area: approx. 549.2 sq. metres (5911.3 sq. feet)

Google Maps

what3words



///lance.covers.dummy

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Oil central heating.

Postcode

Council Tax

EPC

Tenure

DL10 5QW

Band G

Rating E

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





Finest

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.