



CASTLE HILL HOUSE
Middleham, Leyburn



CASTLE HILL HOUSE

Leyburn, North Yorkshire, DL8 4QW

A substantial, Grade II listed country home with a vast amount of potential.

ACCOMMODATION

This spacious family home offers a wide variety of character features including sash windows, beams, cornicing detail, attractive fireplaces, traditional spindle staircase, bay windows and shutters, stone-flagged flooring and traditional doors, to name but a few.

Throughout the property, the accommodation is well-proportioned and offers three reception rooms, a breakfast kitchen, cellar, house bathroom and three substantial bedrooms with lovely views over the garden. There is also the added benefit of an attic providing additional accommodation, which has previously been used as a self-contained apartment, with a private entrance.

The property does require full refurbishment and modernisation throughout, yet offers huge scope for a superb family home with extensive gardens and grounds approximately 0.69 acres, in the centre of the popular village of Middleham.



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Situation and Amenities

The town of Middleham is located in the heart of "God's own country" on the eastern edge of the Yorkshire Dales National Park, nestled between two rivers, the Ure and Cover.

The magnificent castle of Middleham has the largest castle keep in the North of England and a royal heritage. The centre of the town has a charming cobbled market square with Georgian and Victorian tearooms and galleries, along with pubs, inns, B&Bs and a primary school making this a desirable location to live, having the benefit of being well located for access to the Yorkshire Dales, coupled with renowned restaurants, including the Blue Lion at East Witton and the Wensleydale Heifer at West Witton close by.

Middleham is also famed for its rich horse racing heritage, being home to stables and gallops, and over 500 leading flat racing and National Hunt Race Horses, all part of life when living in this stunning location. For those working from home, there are mainline railway stations at Northallerton and Darlington and the A1(M) access point is around 12 miles away. Leyburn is located around 2 miles away with a classic cobbled market square and traditional weekly market, along with a variety of shops, tearooms, restaurants and a secondary school.





Ground Floor

The front door leads into an entrance porch and hallway, where there are stairs leading up to the first floor and an area which could be used as a home office or snug. Doors from here lead through to the main living accommodation and ground floor w.c.

The spacious dining room is dual aspect with an open fire and a door linking to the drawing room, which also has an open fire, along with patio doors leading straight out to the garden.

Steps down take you through to the breakfast kitchen, which is fitted with a range of white-fronted units and has stone-flagged flooring and doors leading out to the side as well as into the cellar. The cellar is connected with light and power and could potentially be used as a utility room.

First Floor

To the main landing, there is a feature window and access to three double bedrooms, the house bathroom and a separate w.c. A further door leads up to the second floor / self-contained apartment.

The spacious principal bedroom benefits from a feature fireplace and a bay window overlooking the private gardens. The second bedroom also looks out over the main garden, whilst the third is fitted with a range of built-in wardrobes and cupboards and enjoys a dual aspect providing views over Middleham.

The house bathroom has a panelled bath with basin, ample space for a shower and several storage cupboards.



Second Floor / Apartment

External steps lead up to the second floor apartment, which we understand has previously been let. However, works will need to be carried out in order to make the property suitable for this use in future, if desired.

From the landing, there are doors to the living accommodation and bedrooms, along with a potential kitchen area and a bathroom. There is an attic room which could possibly be used as a single bedroom or home office, a dual aspect sitting room with eaves storage and an additional attic room which could be used as a double bedroom and has a separate w.c. and a window overlooking the gardens.

Externally

Situated in an extensive plot of 0.69 acres approx. the property is approached via a drive, which we understand is owned by the property and neighbours have a right of access across part of the drive. This leads to wrought-iron gates, opening up to the private, block-paved parking area, ample for several vehicles. There is a detached garage, an external staircase leading up to the second floor apartment and stone-flagged pathways leading around to the side and onwards to the rear.

The substantial, private, formal garden is mainly laid to lawn with hedged and fenced boundaries and has the potential to be beautifully landscaped to create a fantastic space to enjoy with friends and family. There are a variety of established flower beds and borders as well as mature trees and a pathway which leads to stone steps and the main garden to the rear of the property.

The gardens do require maintenance and landscaping, but could be restored to create a substantial play area, orchard and vegetable patch, along with alfresco dining and seating areas. There is access to the side lane which leads to the playing fields.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

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

We understand that the neighbours contribute to the maintenance costs of the area of the drive which they have a right of access over.

Services

Mains water, electric and drainage. There is currently no working heating system within the property.

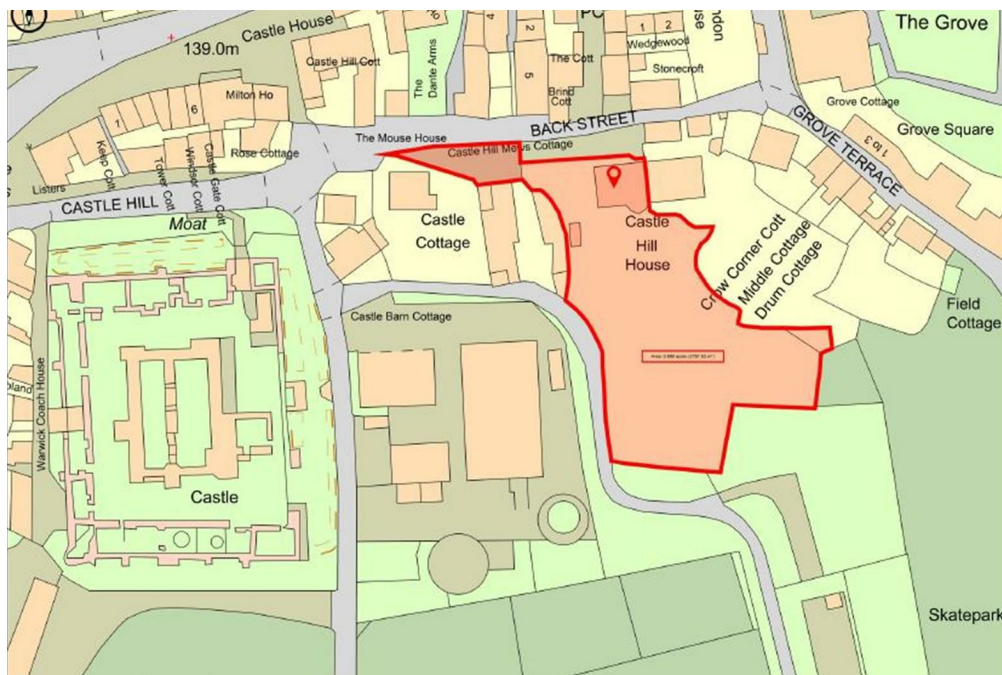
Local Authority

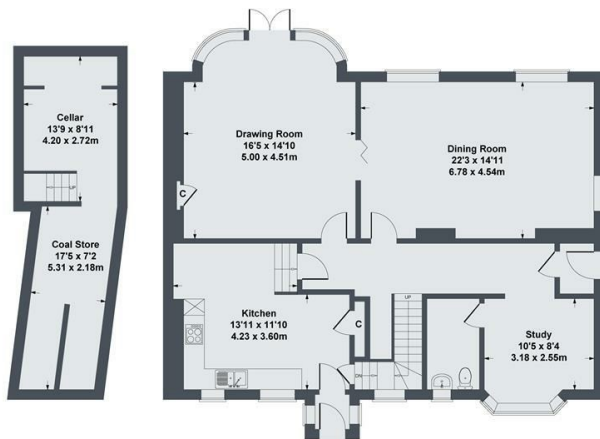
North Yorkshire Council. Council tax band F.

Particulars and Photographs

Particulars prepared September 2023.

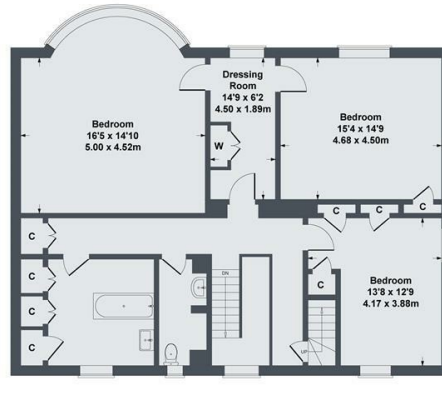
Photographs taken September 2023.





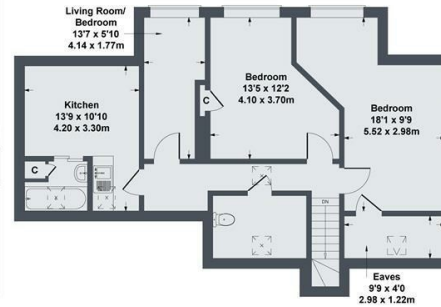
BASEMENT **GROUND FLOOR**

Castle Hill House, Middleham
Approximate Gross Internal Area
3423 sq ft - 316 sq m



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. 2023



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	20	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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