



GLASGOW HOUSE

Middleham, Leyburn, North Yorkshire



GLASGOW HOUSE

WEST END, MIDDLEHAM, LEYBURN, NORTH YORKSHIRE, DL8 4QG

A HANDSOME, GRADE II LISTED GEORGIAN PROPERTY OCCUPYING A CENTRAL POSITION WITH TRADITIONAL COURTYARD STABLING TO THE REAR AND A HUGE AMOUNT OF DEVELOPMENT POTENTIAL

Accommodation

Entrance Hall • Dining Kitchen • Drawing Room • Dining Room
Cloakroom • Cellar • Six Bedrooms • House Bathroom

Externally

Courtyard • Private Parking • Stabling • Paddock



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Situation & Amenities

Middleham is located 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 is steeped in heritage. The centre of the town has a charming cobbled market square with Georgian and Victorian tearooms and galleries, along with pubs, a shop and primary school. There are renowned restaurants within close proximity, including the Blue Lion at East Witton and the Wensleydale Heifer at West Witton. Middleham is also famed for its rich horse racing heritage, being home to stables and gallops for leading flat and National Hunt racehorses.

The market town of Leyburn is situated approximately 2 miles away and boasts many excellent local and artisan shops, a weekly outdoor market, filling station, doctor's surgery, dentist, primary and secondary schools. It is also home to one of the largest auction houses in the UK, Tennants Auctioneers, on the eastern outskirts of the town.

There are also various independent schools within striking distance including Aysgarth Preparatory School, Queen Mary's School for Girls at Thirsk, Ampleforth, Sedbergh and other excellent independent schools in Harrogate and York.

With Leyburn known as the gateway to the Dales, it benefits hugely from tourism and has good communications and relatively easy access from the A1 at Leeming Bar. The nearest train station is at Northallerton (17 miles) with a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. Leeds Bradford Airport is approximately 50 miles away and there is an increasing number of services now being offered from Teesside International Airport (38 miles).

Glasgow House

Dating back to the early 19th century, this substantial property was named after Lord Glasgow and is situated in a prominent position within the village. The house was built with course rubble with sandstone ashlar dressings and a stone slate roof and offers classic Georgian accommodation laid out over three floors. The main house and stone gateposts are listed, and there is a plaque dedicated to the trainer James Croft, who historically trained from the yard.

Throughout this impressive home, there is a variety of traditional period features including wrought iron railings, stone-flagged flooring, ceiling roses, coving, original shutters to the sash windows, various window seats, attractive period fireplaces and a sweeping staircase to the first floor.

The property has generously proportioned rooms and, whilst well-maintained, would benefit from modernisation. This presents an opportunity for a new owner to create a tailor-made home with a flexible layout including various entertaining spaces, perfect for a family.

Externally, the property also holds a huge amount of potential with a substantial courtyard at the rear, framed by a traditional, stone-built stable block housing thirteen looseboxes as well as first floor hay stores. This could be a fantastic opportunity for a new owner to create additional residential accommodation or an area from which to run a business, subject to building consents. The stables lend themselves to possibly creating three separate cottages if desired, with lovely character features including an archway leading through to a small paddock and additional stables which could create private amenity space.





Accommodation

The entrance hall leads to two substantial reception rooms, including a drawing room with marble fireplace, as well as a ground floor cloakroom and dining kitchen with wooden fitted units. There is also a door providing access to the cellar, which is separated into three rooms.

To the first floor, there are three double bedrooms, one of which is currently used as a sitting room, along with a large house bathroom. The second floor provides three further double bedrooms, one of which could potentially be converted into an additional bathroom, as well as eaves storage.

Externally

The property is approached through sandstone gateposts, leading into a substantial courtyard with parking for several vehicles. There is access to the rear of the property and the courtyard stables.

Stables / Potential Development

There is traditional stabling with thirteen looseboxes and a huge amount of potential to convert into separate residential accommodation, either for holiday let purposes, an annexe or to be sold separately. The U-shaped stabling has first floor accommodation with a large room previously used as a tack room and various hay barns.

To the rear of the courtyard stabling, there is a small garth/ paddock which holds potential to create a private walled garden.

Planning Permission

We understand that the vendors have previously made enquiries with the local council regarding the planning and development potential of the courtyard, however there is no formal planning permission granted, nor has this previously been applied for. A prospective purchaser will need to make their own enquiries as to the feasibility of their preferred development choice and should contact the local council for further information.



Owner's Insight

The current owners have lived in the house for 30 years and describe it as a "warm, inviting home". They especially love the area to the rear of the property, which is a quiet and private suntrap.

Tenure

The property is freehold and will be offered with vacant possession on completion. We understand that there is a flying freehold to part of the outbuildings, tinted blue on the plan. The rooms at first floor level are excluded from the title.

Viewings

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

Local Authority

North Yorkshire Council.
Council Tax: Band G.

Services

Mains electricity. Mains water and drainage. Oil-fired central heating.

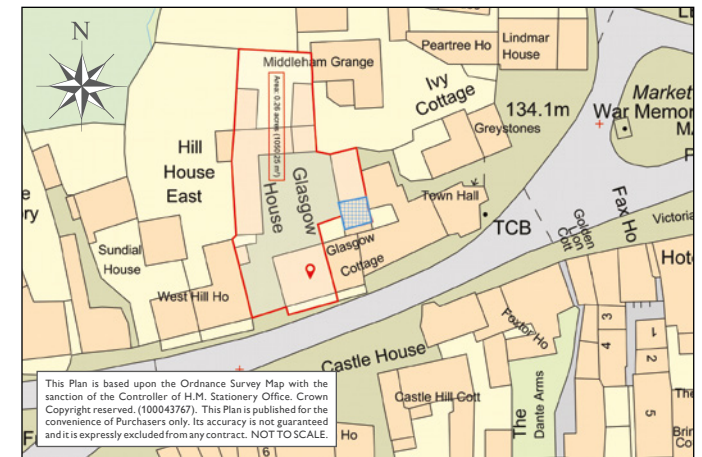
Wayleaves, Covenants and Rights of Way

Glasgow House is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

We understand there is a right of access through the courtyard, for Glasgow Cottage, to the rear of their property.

what3words

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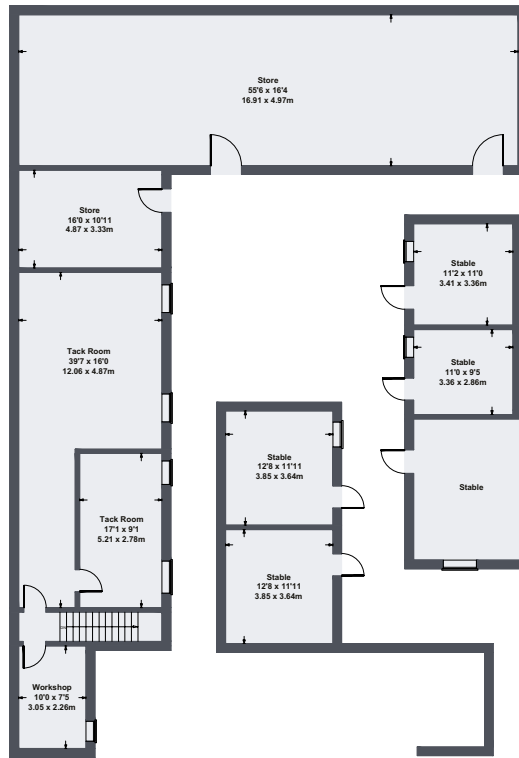


Glasgow House, Middleham

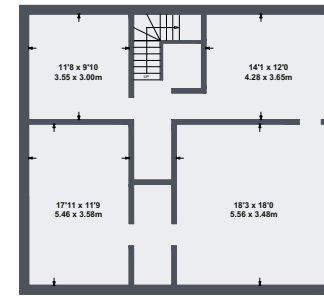
Approximate Gross Internal Area
 House 3638 sq ft - 338 sq m
 Outbuilding 4962 sq ft - 461 sq m
 Total 8600 sq ft - 799 sq m



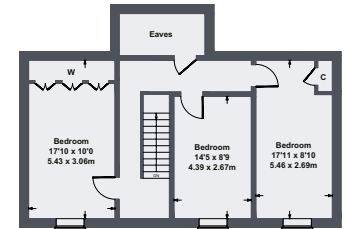
GROUND FLOOR OUTBUILDING



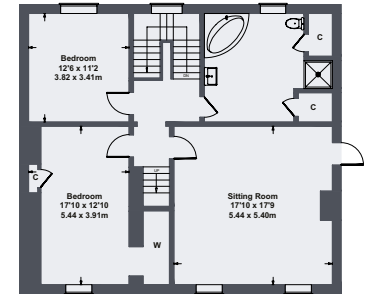
FIRST FLOOR OUTBUILDING



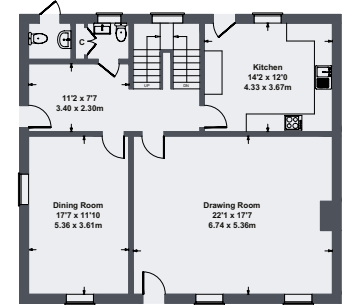
CELLAR



SECOND FLOOR



FIRST FLOOR

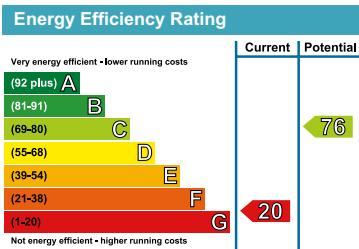


GROUND FLOOR

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. 2024



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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: October 2024

Photographs taken: October 2024

