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JASMINE HOUSE MARKET PLACE  
Middleham, Leyburn



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# JASMINE HOUSE MARKET PLACE

Leyburn, DL8 4NU

An attractive, Grade II Listed Georgian property with immaculate accommodation and superb views to the rear.

## ACCOMMODATION

This Georgian home dates back to the 1700's, built in coursed rubble with ashlar dressings, three bays and a Yorkshire stone roof. The property has a superb feel with well-proportioned rooms, high ceilings and attractive details.

Jasmine House has been renovated in a sympathetic manner, enhancing the traditional features of the property, including the addition of wood panelling within the hallway and cloakroom along with the added benefit of an orangery, which works as a fantastic dining area within the kitchen.

Other features of note include the stone flagged flooring in the main entrance hallway, sash windows, several benefitting from working shutters and window seats, various coving detail, ceiling roses and dado rails, traditional doors, a superb original staircase, arches windows to the two landings and period fireplaces.



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## Situation and 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 tearooms and galleries, along with pubs, a shop and primary school. 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, where there are 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 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, Sedburgh 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 (50 miles) is the nearest international airport but there are an increasing number of services now being offered from Teesside Airport (38 miles).







## Accommodation

The hallway gives access to the drawing room, which has two shuttered windows with window seats, overlooking the main cobbled square. There is also an attractive, open, cast iron fireplace with stone surround and slate hearth.

The dining kitchen has bespoke solid units with navy frontage, made by Forge Interiors. There are marble tops, a SMEG cooker, integrated appliances, sink and an oak pantry which houses an integrated fridge. The kitchen is open to the garden room which is currently used as a formal dining area and has doors to the private courtyard.

There is a ground floor cloakroom and steps leading down to the cellar, which is a large space separated into several rooms with plumbing for white goods, making it an ideal utility.

To the first floor, there is a half landing with a laundry cupboard and a superb arched window, framing the view over rolling parkland and countryside, which was featured on All Creatures Great and Small.

There are two bedrooms to the first floor, including a particularly spacious principal bedroom with an attractive feature fireplace, two sash windows to the front, window seats and shutters, along with an en suite shower room with neutral tiling, Burlington sanitaryware and panelling.





There is a second bedroom, which is also a double, currently used as a dressing room with a lovely view to the rear. The shower room is fitted with a step-in shower, plenty of cabinets and storage, basin and w.c.

The second floor landing also benefits from an arched window to the rear, along with a loft hatch with drop down ladder. The loft is partially boarded with light connected.

There are two further bedrooms including another substantial bedroom with views over the main square in Middleham, a good range of fitted wardrobes and an en suite bathroom, with neutral tiling, a bath, shower above, Burlington basin and w.c. The fourth double bedroom is currently used as an office and has fitted furniture, window with open views to the rear and a feature fireplace.

### Gardens

The property is approached via a wrought iron gate and railings, opening to a stone paved pathway to the front door. There are stone paved areas to the front with mature plants including wisteria.

To the rear of the property, there is an attractive, enclosed, stone paved courtyard complete with a water feature, well-stocked flower beds and raised borders, as well as ample space for a seating area.

The property also owns the path behind The Black Bull and an additional gravelled yard which provides access for four neighbouring cottages, originally the stables and barns of Jasmine House. The gravelled area provides additional seating and houses the oil tank. There is a timber gate leading from the enclosed courtyard to the gravelled extended garden.

### Owners' Insight

Our owners describe Jasmine House as a delightful, spacious Georgian property in turnkey condition. To the rear, there are lovely views of the Dales countryside whilst the front of the property looks out towards the market square and castle, which dates back to the 12th Century.

### Services and Other Information

Oil fired central heating. Mains electric, water and drainage connected.

There is right of access for the four neighbouring cottages over the gravelled yard, which is a cottage garden with further landscaping potential.

The access to the gravelled yard allows for the neighbouring public house to store barrels and bins, without restricting access to the gravelled courtyard.

The roof was refurbished and re-insulated two years ago.

### Viewings

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

### Tenure

The property is offered freehold with vacant possession on completion.

### Local Authority

North Yorkshire Council. Council tax band E.

### Particulars and Photographs

Particulars prepared and photographs taken August 2025.

## Jasmine House, Middleham


Approximate Gross Internal Area  
2734 sq ft - 254 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>78</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            | <b>60</b> |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| England & Wales                             |           | EU Directive 2002/91/EC  |



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