



5 VILLAGE FARM  
Middleton Tyas, Richmond



## 5 VILLAGE FARM

MIDDLETON TYAS, RICHMOND, DL10 6SQ

A SUBSTANTIAL FIVE BEDROOM HOME WITH TWO EN SUITES,  
LOCATED IN THE EXCEPTIONAL VILLAGE OF MIDDLETON TYAS,  
WITH IMPRESSIVE EXTENDED GARDENS

### Accommodation

Entrance Vestibule • Entrance Hall • Ground Floor WC / Cloakroom • Study  
Utility Room • Large Living Room • Dining Room • Kitchen • Conservatory

Landing • Principal Bedroom with En Suite  
Guest Bedroom with Dressing Room and En Suite • Three Further Bedrooms  
Family Bathroom • Store Room

### Externally

Double Driveway • Garaging with Twin Double Doors  
Patio Gardens • Substantial Private Rear Gardens



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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### Offices also at:

Alnwick  
Tel: 01665 568310

Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320



### Situation and Amenities

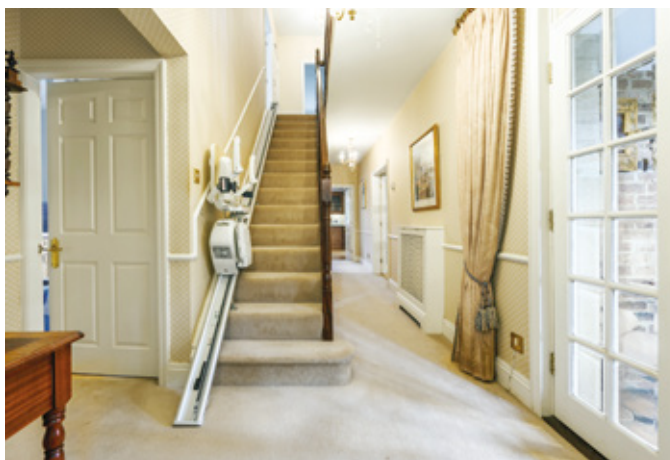
Middleton Tyas is an extremely sought after village with an active community. There is a well regarded primary school, a popular village shop and a good selection of local pubs and restaurants, including the well renowned Black Bull at Moulton and The Coach House at Middleton Lodge, both just a short drive away.

Situated approximately three quarters of a mile east of the A1 at Scotch Corner, the village offers excellent access to the major commercial centres of Yorkshire and the North East.

The historic town of Richmond, with its iconic castle and vibrant market square, lies around five miles to the west. A little further afield is Barnard Castle (approximately 14 miles away), home to the well regarded Barnard Castle School, offering independent education for boys and girls aged 3 to 18. Additional private educational facilities are available nearby, including Yarm School, Aysgarth Preparatory School and Queen Mary's School. There are also a number of secondary schools in Richmond and Darlington.

The nearest main town is Darlington (approximately nine miles away), which provides a full range of supermarkets, shops, services, leisure facilities and schools, as well as a main East Coast Line railway station with regular connections to London (approximately 2 hours 20 minutes), Newcastle (around 30 minutes) and Durham (around 15 minutes).

The nearest airport is Teesside International Airport (approximately 11 miles away), offering a growing number of domestic and international flights. Leeds Bradford and Newcastle airports are both within around an hour's drive. The area is particularly well connected by road and rail, making it easily commutable to Durham, Newcastle, York, Stockton and the wider Teesside area. The village enjoys excellent links to both the A1(M) and A66, with the A1 corridor dividing the Yorkshire Dales from the North York Moors National Park, both of which are easily accessible and offer outstanding opportunities for outdoor pursuits.



There are a number of golf courses nearby, including Rockliffe, Richmond and Darlington, while the beaches of the East Coast between Saltburn and Whitby are within an hour's drive.

### Description

5 Village Farm is a substantial and well appointed family home offering generous and versatile accommodation arranged over two floors, set within beautifully maintained gardens in the highly sought after village of Middleton Tyas.

The property is entered via a welcoming entrance vestibule leading to a central reception hall, which forms the heart of the house and provides access to all principal ground floor rooms. These include a well proportioned study, cloakroom/WC, and a practical utility room with external access. There is a formal dining room, together with a spacious living room centred around a characterful fireplace and enjoying garden views.

To the rear of the property lies an impressive open plan kitchen and family space, well suited to modern living and entertaining. This area is complemented by a conservatory, providing excellent natural light and a strong connection to the gardens beyond.

The first floor offers well balanced accommodation comprising five double bedrooms, including a principal suite and a guest bedroom, both with en suite shower rooms. A family bathroom and additional storage complete the upper floor, providing flexibility for family living, guests or home working.

Outside, the property is approached by a double driveway leading to a garage, which has been partially adapted to provide ancillary space while retaining excellent storage. The gardens are a particular feature, laid predominantly to lawn with mature planting, established trees and a series of terraces ideal for outdoor dining and entertaining, all enjoying a private and peaceful setting.

This substantial family home offers generous and versatile accommodation arranged over two floors.





#### **Tenure**

The property is freehold and will be offered with vacant possession upon completion.

#### **Viewings**

Strictly by appointment with GSC Grays - T: 01748 829 217.

#### **Local Authority**

North Yorkshire Council.

#### **Council Tax**

Band G.

#### **Services**

Mains electricity and mains gas. Mains water and drainage.

#### **Wayleaves and Covenants**

5 Village Farm 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, obligations, easements and wayleaves or covenants, whether disclosed or not.

## 5, Village Farm Middleton Tyas, Richmond, DL10 6SQ

Approximate Gross Internal Area  
2799 sq ft - 260 sq m



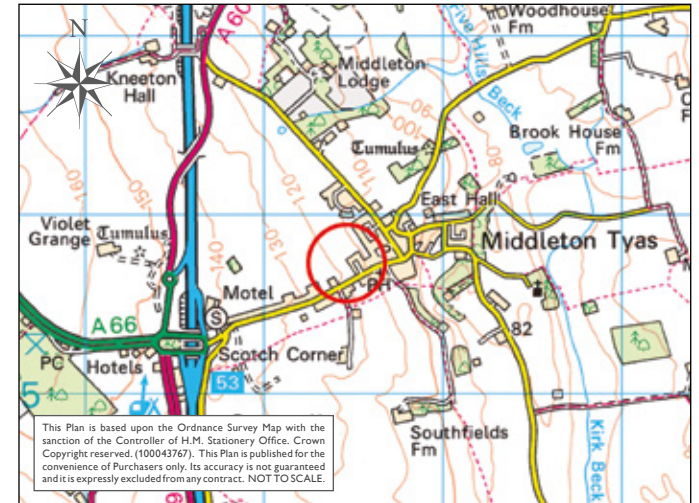
GROUND FLOOR

FIRST FLOOR

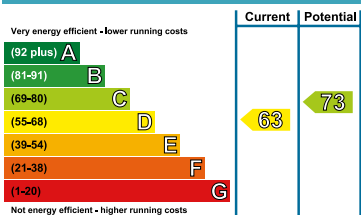
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



### DISCLAIMER NOTICE:

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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2026

Photographs taken: April 2026