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Market Place  
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North Yorkshire  
DL8 5BD

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Est. 1886

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*"For Sales In The Dales"*



## Wren Cottage, 2 Black Bull Yard, Middleham

- Beautiful Stone Built Barn Conversion
- Popular Town Location
- Good Double Bedroom
- Modern Shower Room
- Lounge
- Kitchen
- Quiet Courtyard Location
- Double Glazing & Electric Heaters
- Ideal Starter, Holiday Or Investment Property

Postcode: **DL8 4NX**

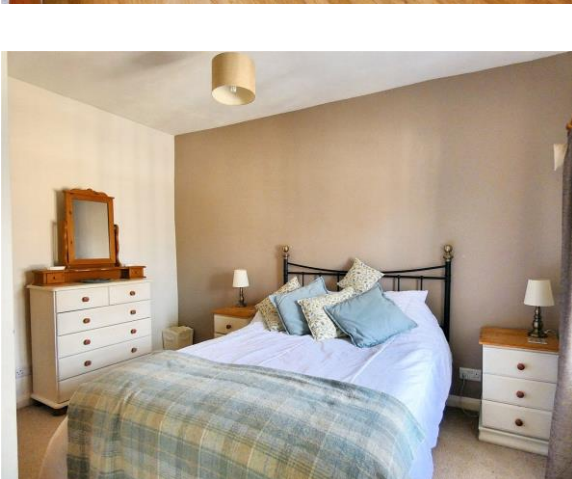
Tenure: **Freehold**

Council Tax Band: **TBC**

Energy Efficiency Band: **F**

Local & Planning Authority:  
**North Yorkshire Council**

**Guide Price: £140,000 £160,000**



Wren Cottage is a great example of a barn conversion providing cosy yet spacious 1 bedroom accommodation. The property is located in a quiet courtyard in the village of Middleham, off the market square.

Middleham, located in the heart of the Yorkshire Dales, is famous for its castle and racehorse connections and has an excellent range of pubs, shops, and restaurants. There is also a church, primary school, and an active community centre. Middleham is located approximately 2 miles south of Leyburn and is surrounded by the beautiful scenery of the Yorkshire Dales.

To the ground floor the property consists of a kitchen and lounge and on the second floor there is a good size double bedroom and a modern shower room.

Externally there is a gated courtyard that Wren cottage has access over. The property will make an ideal starter, holiday or investment property.

### Ground Floor

**Kitchen** Laminate wooden flooring. Ceiling beam. Electric heater. Wall & base units with modern worktop. Plumbing for a small washing machine. Cooker point. Front door. Staircase. Window to the front.

**Lounge** Laminate wooden flooring. Electric heater. Electric stove in fire surround. TV point. Windows to front and rear.

### First Floor

**Stairs & Landing** Pine Staircase. Fitted carpet. Sky light.

**Bedroom** Good size L Shaped double bedroom. Fitted carpet. Beamed Ceiling. Electric heater. Airing cupboard. Fitted wardrobe. 2 windows to the front.

**Shower Room** Tiled floor. Partially tiled walls. WC. Washbasin. Large shower cubicle with electric shower. Heated towel rail. Loft access. Frosted window to front.

### Outside

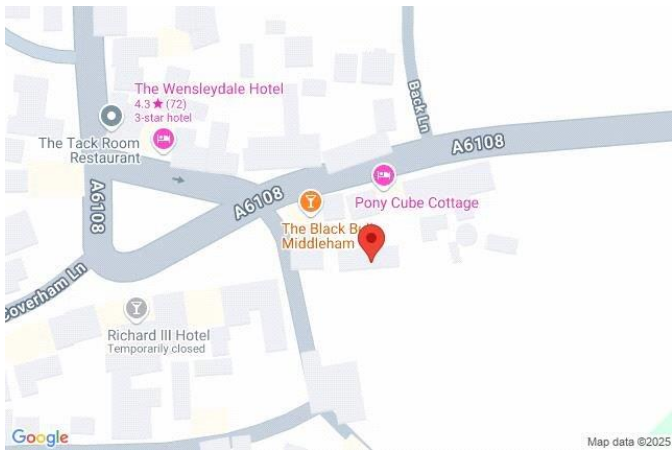
Low maintenance courtyard provides somewhere to sit out and enjoy a flagged area.

Parking: There is ample safe street parking around Middleham market square.

Mains electric, water and drainage

No history of flooding

Broadband: Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 330 Mbps

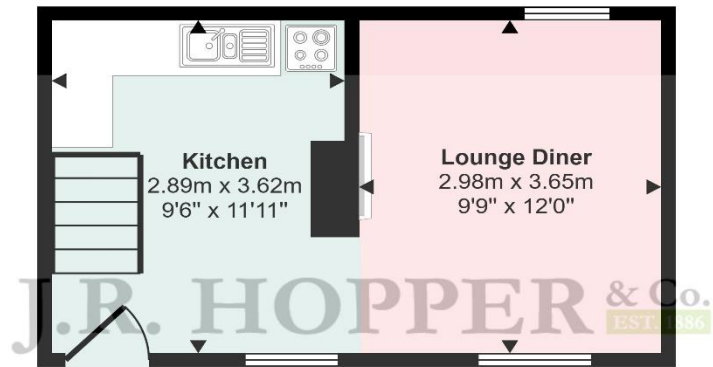


| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92+) <b>A</b>                              |                                                                                                             | <b>90</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            | <b>34</b>                                                                                                   |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |

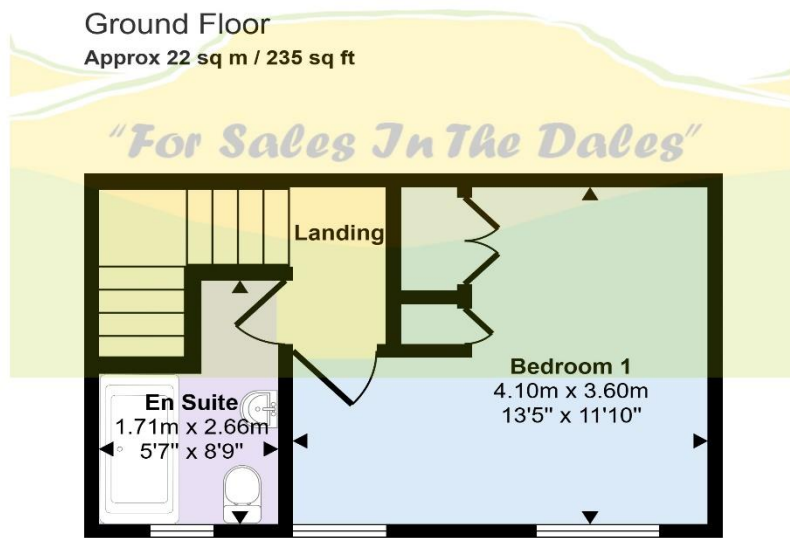


Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

Approx Gross Internal Area  
43 sq m / 467 sq ft



Ground Floor  
Approx 22 sq m / 235 sq ft



First Floor  
Approx 22 sq m / 232 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.