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"For Sales In The Dales"



Sharp Hill House, Middleham

- Immaculate Detached House In Quiet Location
- 4 Double Bedrooms - Downstairs En-suite Bedroom
- House & Ensuite Bathrooms
- Bespoke Oak Fitted Kitchen
- Living Dining Room. Sitting Room
- Downstairs WC. Utility & Pantry
- Fantastic Views Over Open Countryside
- Double Glazing. Oil Central Heating
- Large Landscaped Gardens
- Ample Off Road Parking.
- Viewing Essential To Appreciate Quality Of Accommodation & Location

Postcode: **DL8 4QY**

Tenure: **Freehold**

Council Tax Band: **F**

Energy Efficiency Band: **D**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £625,000 - £650,000



Sharp Hill House is an exceptional detached property, quietly positioned on the outskirts of the historic market town of Middleham. This desirable location offers the perfect balance of rural tranquillity and convenient access to local amenities.



Middleham, renowned for its medieval castle and strong equestrian heritage, is nestled in the heart of the Yorkshire Dales National Park. The town boasts a range of independent shops, traditional pubs, and quality restaurants, as well as a church, a well-regarded primary school, and a vibrant community centre. The popular town of Leyburn lies approximately two miles to the north, providing further amenities and transport links. Middleham also offers handy transport links to Ripon to Harrogate.

The property offers generous and well-appointed accommodation arranged over two floors. The first floor comprises three spacious double bedrooms, including a principal bedroom with en-suite, and a modern family bathroom. On the ground floor, a bespoke kitchen opens into a bright and airy dining area featuring a striking fireplace and French doors leading onto the rear patio, perfect for entertaining. The large sitting room provides a welcoming space for relaxation, while a separate utility room, pantry, and ground floor WC add practicality to the layout. There is also a further fourth bedroom to the ground floor with its own ensuite.



Additional features include oil-fired central heating, double glazing throughout, and underfloor heating in selected rooms, ensuring comfort and efficiency year-round.



Externally, Sharp Hill House is set within an expansive plot, enjoying beautifully maintained and well-established gardens to the front and rear, stocked with mature trees, shrubs, and flowering plants. The grounds also include a productive orchard and vegetable garden. To the side of the property, there is a gravelled area with two timber sheds, while the rear garden benefits from a charming summer house and far-reaching views across open countryside.

A gated, gravelled driveway provides ample off-street parking for multiple vehicles.



Sharp Hill House represents an outstanding opportunity to acquire a substantial family home or investment property in one of North Yorkshire's most sought-after locations.

Ground Floor

Entrance Hall Stone flagged flooring with underfloor heating. Niche stone seat. Window to side. Window and door to front.

Utility Room Stone flagged flooring with underfloor heating. Wooden clothes airer. Plumbing for washing machine. Space for tumble dryer. Worktop. Belfast sink. Oil central heating boiler. Loft hatch. Shelving. Windows to front and side.

WC Stone flagged flooring with underfloor heating. Washbasin. WC. Built in cupboards.

Bedroom 2 Rear double bedroom. Fitted carpet. Radiator. Window to side. Window to rear with lovely views.
Ensuite
Laminate flooring. Heated towel rail. Washbasin in vanity unit. Corner shower cubicle. Frosted window to side.

Kitchen Stone flagged flooring with underfloor heating. Partially tiled walls. Bespoke oak fitted kitchen. Granite worktops, Excellent range of wall and base units. Integrated dishwasher. American fridge freezer. Central kitchen island with breakfast bar. Double belfast sink. Range style triple oven with LPG gas hob. Extractor fan. Window to front with lovely views.

Pantry Stone flagged flooring. Worktop. Shelving. Space for under counter freezer. Window to front.

Dining Room Opening from kitchen with feature beam. Parquet flooring. Coved ceiling. Radiator. Brick fireplace with stone hearth housing multifuel stove. Bay window with double patio doors to rear garden with lovely views.

Rear Hall Parquet flooring. Coved ceiling. Radiator. Feature archway to fitted bespoke study area with desk and shelving.

Living Room Fitted carpet over parquet flooring. Coved ceiling. Radiator. Brick fireplace with wooden mantle housing wood burner. Windows to front and side. Double patio doors to rear garden with lovely outlook.

Cloakroom Parquet flooring. Radiator. Coat hooks and hanging rail. Window to rear.

Rear Porch Stone flagged flooring. Partially panelled walls.

First Floor

Landing Fitted carpet. Coved ceiling. Window to side and window to rear on half stairs with fabulous views. Radiator. Built in storage cupboards. Loft access to boarded loft with power and light.





Bedroom 1 Large light master bedroom. Fitted carpet. Coved ceiling. 2 Radiators. Feature cast iron fireplace. Windows on dual aspects with fantastic views.

Ensuite

Vinyl flooring. Heated towel rail. Partially panelled walls. Coved ceiling. Roll top bath. Corner shower cubicle. WC. Washbasin. Frosted window to front.



Bedroom 4 Good double bedroom. Fitted carpet. Coved ceiling. Radiator. Window to rear with lovely views.

Bedroom 3 Good double bedroom. Fitted carpet. Coved ceiling. 2 Radiators. Windows on 2 aspects with lovely views.

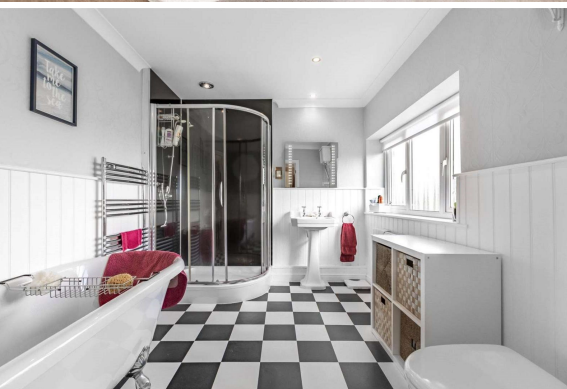
Bathroom Vinyl flooring. Coved ceiling. Tiled walls. Heated towel rail. Radiator. Washbasin. WC. Bath. Corner shower cubicle with super shower. Frosted window to front.



Outside

Front Walled garden with lawn, flower beds and well-established shrubs and plants. Flagged path to front and side.

Parking/Side Ample, gated off road gravelled parking area. Greenhouse. Fenced area housing oil tank, LPG tanks and bins. Gravelled area with 2 timber sheds.



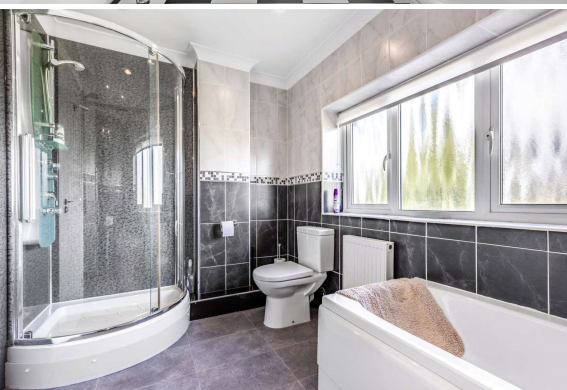
Rear Large lawned garden with South facing suntrap patio area. Well established flower beds with shrubs and plants. Orchard, summerhouse, gate to paddock area with established trees, fenced vegetable area, views to open field and Middleham castle.

Services Mains electric, water and drainage. Oil central heating.

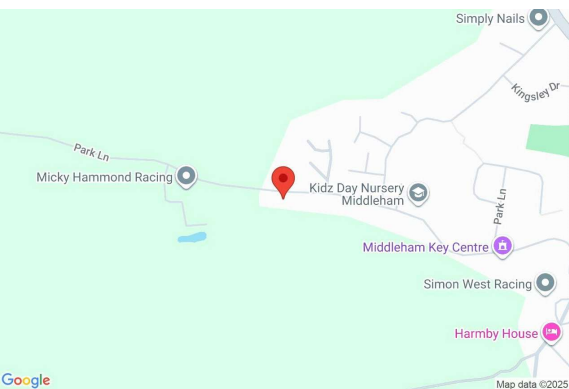
Flood risk noted as very low with no history of flooding.

Broadband:

Basic 15 Mbps, Superfast 50 Mbps, Ultrafast 1800 Mbps.

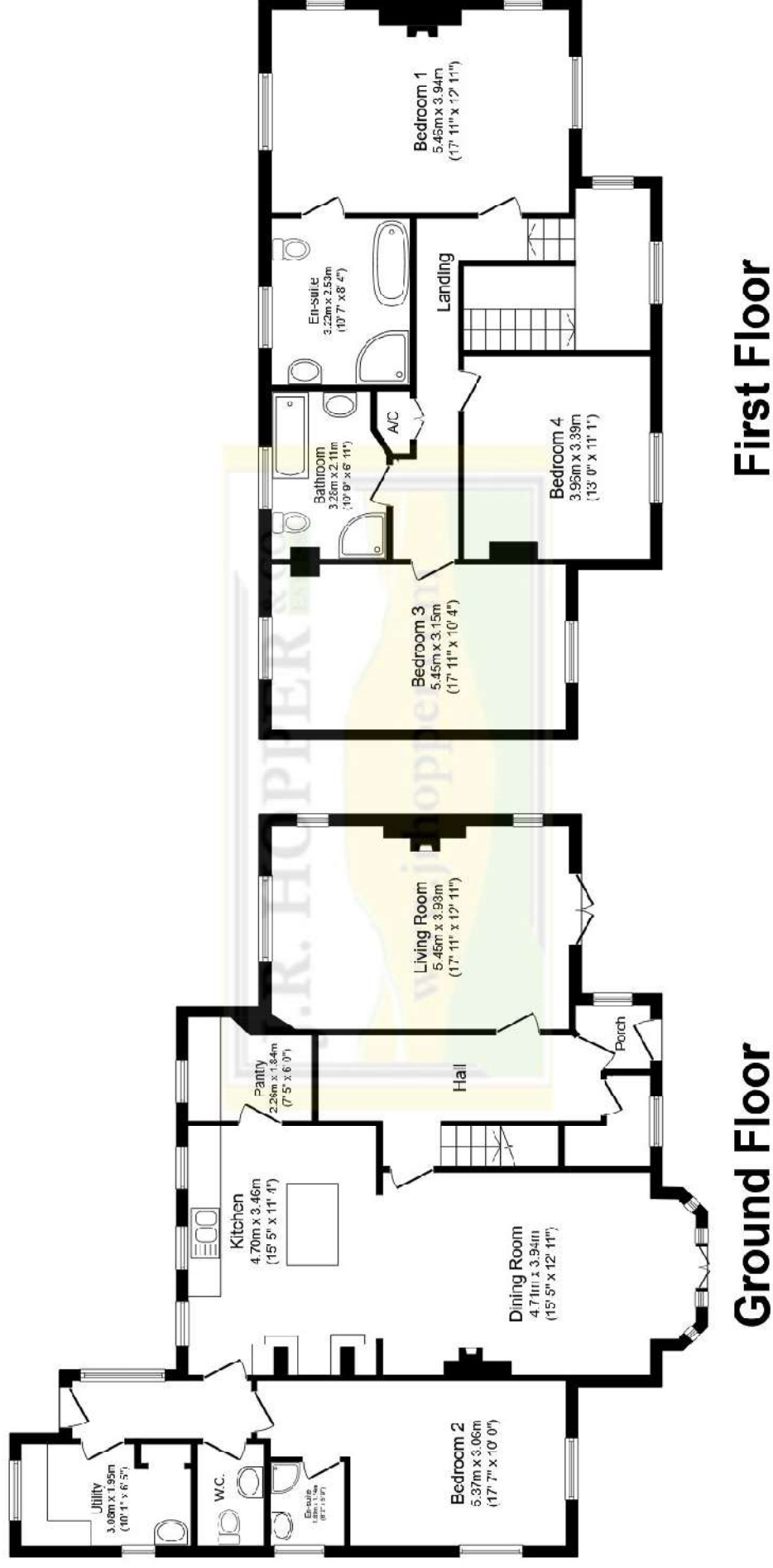






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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.



Total floor area 196.3 sq.m. (2,112 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com