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"For Sales In The Dales"



2 Middleham View, Harmby

- Contemporary, Deceptively Spacious Detached House With Fabulous Views
- 5 Double Bedrooms, 1 With Ensuite
- Kitchen With Large Dining Area & Separate Utility
- Large Lounge With Stove & Tri-Folding Doors
- Study/Bedroom 6
- Bathroom, Shower Room & Separate WC
- Gardens To Front, Side & Rear
- Detached Garage & Ample Private Parking
- Flexible Layout, Scope For Multi-Generational Living

Postcode: **DL8 5PY**

Tenure: **Freehold**

Council Tax Band: **G**

Energy Efficiency Band: **A**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £650,000 - £700,000



2 Middleham View, is a stunning house built in 2016. It is contemporary with an incredible feeling of space and is located in the charming village of Harmby and offers the perfect blend of luxury and comfort, on an exclusive development of just five properties in the village of Harmby.

Harmby in Wensleydale is approximately one mile from the bustling market town of Leyburn, with all the amenities. Within the village there is a public house, tennis court, a village hall, and it even has its own waterfall just a short walk away. The church, primary school, and under 5's facilities are less than half a mile away in the village of Spennithorne.



The accommodation boasts a superb entertaining kitchen diner with granite worktops and integrated appliances, along with a useful utility room with door to the garden, a lovely large lounge with tri-folding doors and woodburning stove, a large entrance hall to the rear with oak staircase and cupboard, downstairs WC, a study/bedroom 6 if required, and two ground floor double bedrooms which share a luxury bathroom.

Upstairs there are 3 double bedrooms, one with en-suite and a main shower room. The main bedroom has access to the balcony, which has spectacular views over to Middleham Castle.



The well-maintained interiors exude a homely ambiance, with stylish finishes adding a touch of elegance. The property's peaceful surroundings provide a serene escape from the hustle and bustle of busy life, while scenic views can be enjoyed from the balcony and garden. With ample outside space, including a patio and off-street parking, this home is perfect for outdoor enthusiasts. Additionally, a garage offers convenience for vehicle storage.

The house is heated by oil and has oil fired underfloor heating to the ground floor. It boasts an IT - Structured Cat5e cable network throughout with Media and Communications system for TV, phone, broadband, data and audio.



Don't miss the opportunity to make this stunning property your own this spacious property is ideal for growing families or those who love to entertain and enjoy a life of tranquillity in a truly beautiful setting.

Ground Floor

Front Porch Front door. Natural stone tile flooring. Built in shelves.

Dining Area Large light living area. Natural stone flooring. Mood lighting. Ceiling spotlights. Underfloor heating. Window to front. Double oak and glass doors to lounge. Double oak and glass doors to rear hall.



Kitchen Modern fitted kitchen. Partially tiled walls. Excellent range of wall and base units with solid granite worktops. Natural stone flooring. Ceiling spotlights. 1 1/2 bowl under mounted stainless-steel sink. Hot water Quooker tap. Integrated dishwasher and fridge freezer. Induction hob,

electric double oven, and extractor hood. Underfloor heating. Window to front with South facing views.

Utility Range of wall and base units. Natural stone flooring. Ceiling spotlights. Plumbing for washing machine. Stainless steel sink and drainer. Stable door to side.

Lounge Large light room. Fitted carpet. Ceiling spotlights and mood lighting. Wood burning stove in stone fire surround. Underfloor heating. Tri-folding framed door to front with South facing views.

Study/Bedroom 6 Fitted carpet. Ceiling spotlights. Underfloor heating. Window to rear overlooking the patio, garden, and rock face.

Rear Hall Natural stone flooring. Underfloor heating. Beautiful oak turned staircase with mood lighting and ceiling spotlights. Under stairs storage space including house controls. Door to rear.

Understairs WC Natural stone flooring. WC. Washbasin. Ceiling spotlights.

Bedroom 3 Double bedroom. Fitted carpet. Ceiling spotlights. Underfloor heating. Window to rear.

Bedroom 5 Double bedroom. Fitted carpet. Ceiling spotlights. Underfloor heating. Window to rear.

Bathroom Natural stone flooring. Partially tiled walls. Underfloor heating. 2 Heated towel rails. Ceiling spotlights. WC. Washbasin. Bath. Walk in rainfall shower. Wall integrated TV. Mirror with lights. Built in niche shelves. Window to rear.

First Floor

Stairs/Landing Fitted carpet. Wall and ceiling spotlights. In eaves storage cupboard. Velux window.

Bedroom 1 Large double bedroom to front. Fitted carpet. Radiator. Ceiling spotlights. Built in wardrobes. In eaves storage cupboards. Velux window. Double doors to balcony with fabulous views to Middleham.

Ensuite:

Tiled flooring. Electric underfloor heating. Ceiling spotlights. Heated towel rail. Mirror with lights. WC. Washbasin. Corner shower. Velux window.

Shower Room Tiled flooring. Electric underfloor heating. Ceiling spotlights. Mirror with lights. Partially tiled walls. Heated towel rail. Large walk in rainfall shower. WC. Washbasin. Velux window.

Bedroom 2 Good double bedroom. Fitted carpet. Radiator. Ceiling spotlights. In eaves storage cupboards. Further storage cupboard. 2 Velux windows.





Bedroom 4 Good double bedroom. Laminate flooring. Radiator. Ceiling spotlights. In eaves storage cupboard. Built in wardrobes. Velux window. Window to side.

Outside The property is approached from the top of Harmby bank, a right-hand turn takes you to the front of Middleham View, down a private tarmac short drive, which is owned by number 5, and maintained by all five properties.

Front South facing garden and large stone, flagged patio. Partially laid to gravel. Raised flowerbeds with well-established plants and shrubs. Wonderful area to sit out and enjoy the fabulous views.

Parking Stone flagged driveway, with ample parking leading to garage.

Garage Large stone built detached garage. Power and light. Eaves storage. Up and over electric door. Solar panels.

Rear Good size private flagged patio. Low maintenance astro turfed lawn. Raised flower beds with well-established plants and shrubs. Bin and wood store. Oil tank.

Far Side Large low maintenance gravel garden. Stone flagged path. Door to utility room.

Services

Mains water, electric and drainage.

Solar panels. For which the power goes back into the main grid.

Oil central heating.

Oil fired underfloor heating to ground floor.

Phone coverage:

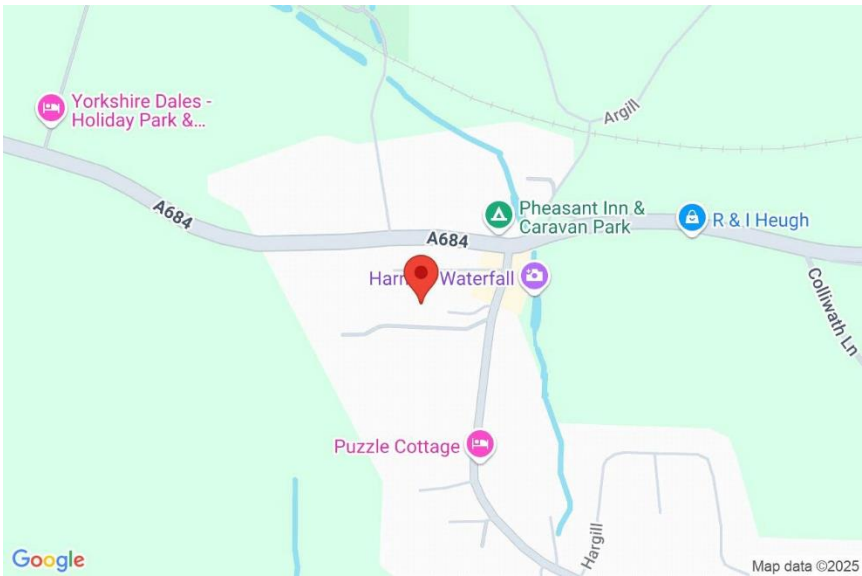
EE, Vodafone, Three & O2

Broadband:

Basic 14 Mbps. Superfast 80 Mbps



Flood Risk



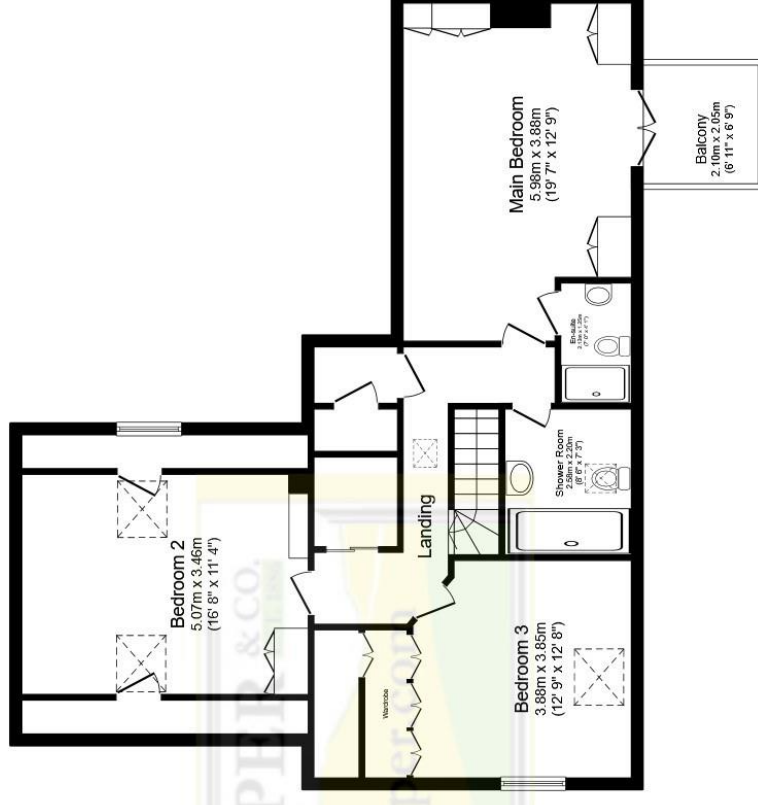
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.



Ground Floor



First Floor

Total floor area 229.6 sq.m. (2,471 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.focalagent.com