

HUNTERS®

HERE TO GET *you* THERE

Lindmar House Market Place, Middleham, Leyburn, DL8 4NR

Offers Over £600,000

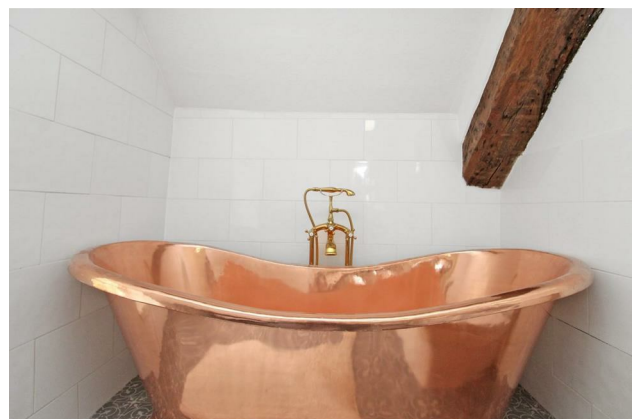
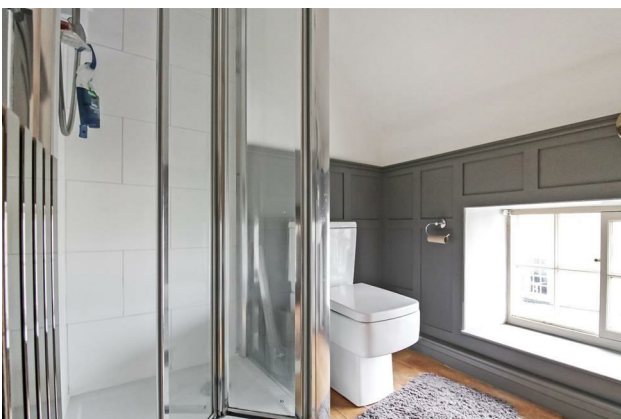
Property Images



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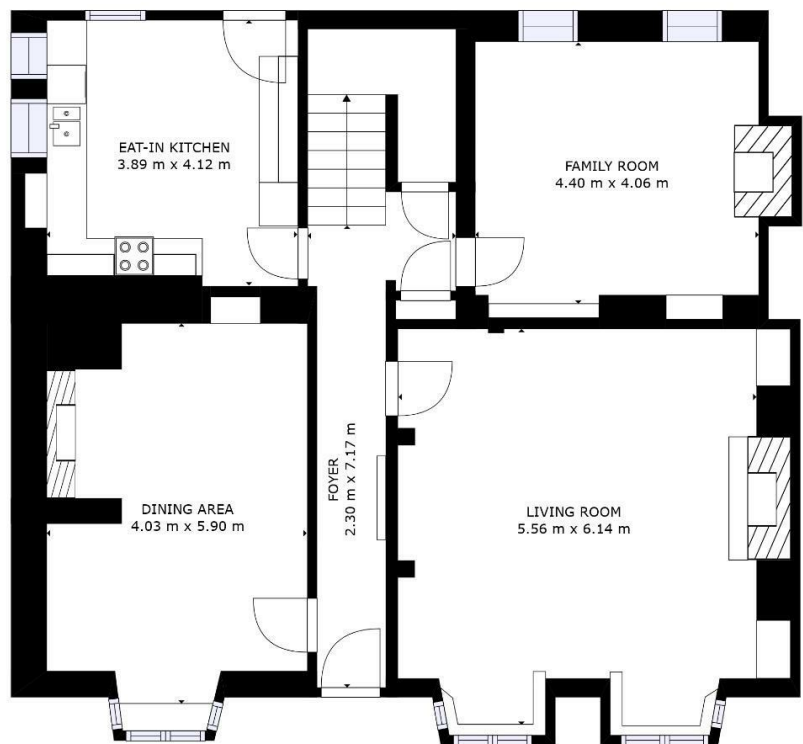


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GROSS INTERNAL AREA
FLOOR 1: 119 m², FLOOR 2: 108 m²
FLOOR 3: 61 m², FLOOR 4: 27 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 26 m²
TOTAL: 315 m²
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

FLOOR 1



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House Beds: 5 Bathrooms: 5 Receptions: 3 Tenure: Freehold

Summary

Welcome to this exquisite Grade II listed property, set over four floors offering beautiful living space, a testament to timeless elegance and meticulous preservation. Nestled in this picturesque village setting on the market square. This residence seamlessly marries historic charm with contemporary luxury. The spacious interiors are a celebration of grandeur, featuring an abundance of period features that tell a story of the past, while the modern fixtures and fittings ensure a lifestyle of utmost comfort. This property has in its past been run as a very successful guest house and this is certainly an option for those wishing to create a fabulous place to stay.

Offering three sizable reception rooms all with original open fireplaces and elegant features, the main sitting room could lend its self as a separate shop front or coffee shop, the modern kitchen is to the rear with plenty of room for a breakfast table. There is also a useful cellar which is used as a utility area and store.

The curved original staircase leads to four well proportioned double bedrooms three with contemporary en suite facilities and a separate house bathroom. The second floor currently has the potential to create a further living area with a spacious sitting room area which accesses the third floor gallery with store room. There is a further double bedroom and large shower room.

Externally the property sits in a prominent position over looking the market square and has the advantage of private parking to the rear.

Middleham village sits on the edge of Wensleydale surrounded by rolling countryside with its interesting shops, galleries cafés and primary school. Famed for its twelfth century castle, the childhood home of Richard III, and its thriving racehorse training. The larger towns of Richmond, Leyburn Ripon and Bedale are all within easy reach.

Features

- GRADE II LISTED PERIOD PROPERTY • BEAUTIFUL INTERIORS RECENTLY RENOVATED THROUGHOUT • THREE SIZEABLE RECEPTION ROOMS • FAMILY HOME OR GUEST HOUSE WITH POTENTIAL OWNER ACCOMMODATION • FLEXIBLE ACCOMMODATION OVER FOUR FLOORS • POTENTIAL FOR A SHOP FRONT INDEPENDANT OF THE PROPERTY • FIVE BEDROOMS ALL WITH ENSUITES • USEFUL CELLAR AND THIRD FLOOR STORAGE • PARKING TO THE REAR • PROMINENT MARKET SQUARE POSITION