



CASTLE HOUSE CASTLE HILL  
Middleham, Leyburn



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# CASTLE HOUSE CASTLE HILL

Leyburn, North Yorkshire, DL8 4QP

Castle House is an attractive Grade II listed property, occupying a prime position, in the centre of the popular village of Middleham.

## ACCOMMODATION

The property offers substantial accommodation throughout, with an abundance of characterful features, including stone fireplaces, traditional doors, exposed timber floorboards, sash windows with seats and shutters and beams, set over four floors with modernisation and renovation required throughout. The ground floor offers three reception rooms, as well as a breakfast kitchen and separate pantry, boot room and ground floor WC.

To the first floor there are five bedrooms, four of which are good sized doubles and a house bathroom.

The attic and cellars are spacious rooms, with windows already fitted to enable these areas to be converted into useable living accommodation, with potential to create a principal suite to the second floor and a games room/cinema potential within the cellar. Externally, there is a courtyard garden with superb views towards the Castle, set over various levels, ideal space for alfresco dining and entertaining.



15 High Street, Leyburn, North Yorkshire, DL8 5AQ

01969 600120

leyburn@gscgrays.co.uk

GSCGRAYS.CO.UK

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## Situation and Amenities

The town of Middleham is located in the heart of "God's own country" on the eastern edge of the Yorkshire Dales National Park, nestled between two rivers, the Ure and Cover.

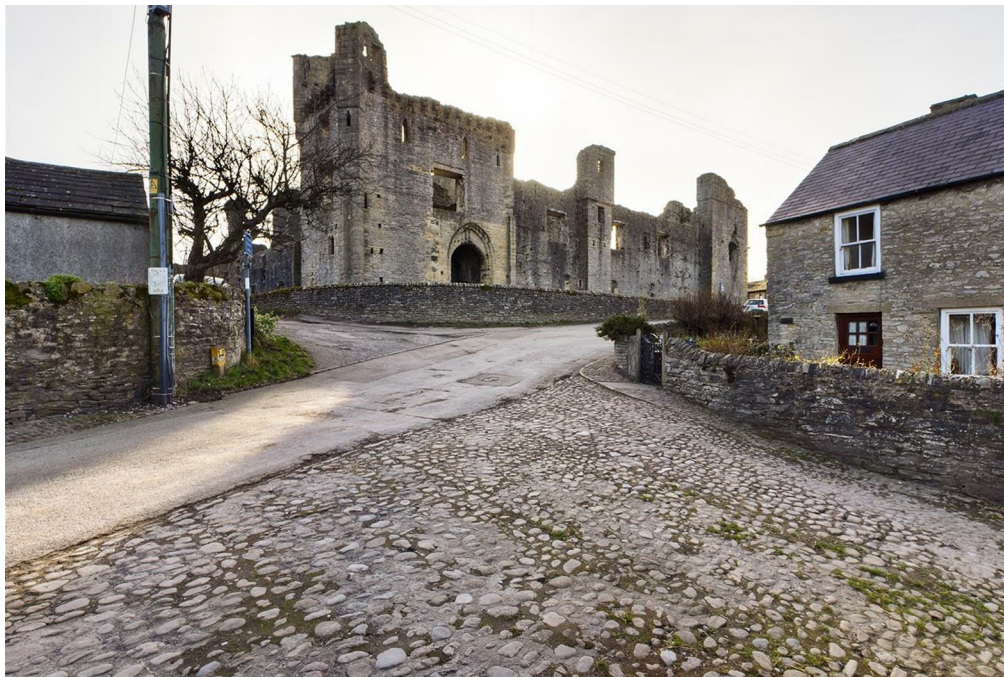
The magnificent castle of Middleham has the largest castle keep in the North of England and a royal heritage. The centre of the town has a charming cobbled market square with Georgian and Victorian tearooms and galleries, along with pubs, inns, B&Bs and a primary school making this a desirable location to live, having the benefit of being well located for access to the Yorkshire Dales, coupled with renowned restaurants, including the Blue Lion at East Witton and the Wensleydale Heifer at West Witton close by.

Middleham is also famed for its rich horse racing heritage, being home to stables and gallops, and over 500 leading flat racing and National Hunt Race Horses, all part of life when living in this stunning location. For those working from home, there are mainline railway stations at Northallerton and Darlington and the A1(M) access point is around 12 miles away. Leyburn is located around 2 miles away with a classic cobbled market square and traditional weekly market, along with a variety of shops, tearooms, restaurants and a secondary school.

## Accommodation Comprises:







### Ground Floor

The front door leads into an entrance porch and hallway, with doors to the reception rooms, breakfast kitchen, ground floor WC, as well as a traditional spindle staircase to the first floor. The sitting room has a sash window overlooking Middleham cobble, window shutters and seat, a log burning stove with stone hearth and surround, alcoves and ceiling rose. The dining room has a window overlooking the rear garden, ceiling rose, alcoves and exposed traditional timber flooring.

The living room has a stunning Inglenook fireplace, with cast iron open fire, stone hearth and surround, sash window overlooking the garden, exposed beam and a door leading into the boot room/utility. The breakfast kitchen has a range of base units with a oil fired Aga, separate cooker and a door leading into a walk-in pantry cupboard, which could be incorporated into the main kitchen, with windows to the front. The ground floor WC has a door to a staircase leading down the cellar with a window. The boot room/utility has a door leading out to the rear garden, with a window to the side.





## First Floor

There is half landing with a sash window overlooking the garden and a spacious landing, with doors leading to the five bedrooms and house bathroom. The principal bedroom is a spacious double with exposed timber flooring and a window with shutters and seat, overlooking Middleham and with a feature fireplace. The second bedroom is again a spacious double, with a window to the front and window seat. The third double bedroom has a cast iron feature fireplace, sash window with seat, overlooking the rear garden and a cupboard.

The fourth double bedroom has a window to the front and the fifth bedroom has a window to the rear and staircase leading up to the attic rooms. The house bathroom has a panelled bath with shower above, pedestal wash hand basin, low level WC and a sash window to the rear.

## Second Floor

The attic is separated into two rooms, with a window to the side and has the potential to be converted into a superb principal suite, subject to consents. Light and power connected.

## Externally

The property is approached from the cobbles, with on street parking available to the front. Steps lead up to the front door and a useful cellar/ storage, accessed from the cobbles underneath the property. To the rear of the property, there is a good sized courtyard garden, set over three levels with stone paved seating areas, a substantial flower bed housing a variety of mature shrubs and planting and superb views towards Middleham Castle. There is a timber gate providing access to the back lane and the rear garden also houses the oil tank.

## Tenure

The property is believed to be freehold with vacant possession on completion.

## Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded E.

## Services and Other Information

The property is served by night storage electric heating, mains electric, water and drainage connected.

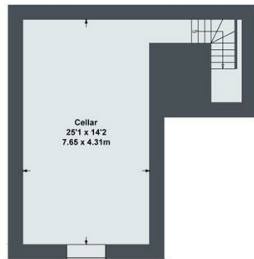
The oil tank fuels the oil fired Aga located in the kitchen.

## Particulars & Photographs

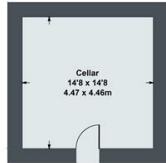
The particulars were written and the photographs taken in February 2023.

### Castle House, Castle Hill, Middleham

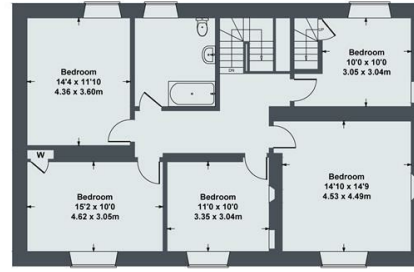
Approximate Gross Internal Area  
2992 sq ft - 278 sq m



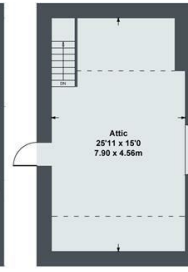
CELLAR



GROUND FLOOR



FIRST FLOOR



ATTIC

**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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>29</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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