



THE GROVE
MIDDLEHAM, LEYBURN





THE GROVE

GROVE SQUARE, MIDDLEHAM, LEYBURN, DL8 4NS

A HANDSOME AND SUBSTANTIAL COUNTRY HOME, SET IN A PRIVATE LOCATION, WITH OUTSTANDING VIEWS AND THE BENEFIT OF TWO ADDITIONAL PROPERTIES. THIS IS THE FIRST OPPORTUNITY TO PURCHASE THIS UNIQUE FAMILY HOME IN OVER ONE HUNDRED YEARS. .

THE GROVE

Entrance Hall • Drawing Room • Dining Room • Dining Kitchen • Snug • Laundry Room
Butler's Kitchen/Utility & WC • Cellar • Principal Bedroom Suite • Five Further Bedrooms
Three Bathrooms • Self-Contained Apartment with Living Dining Kitchen
Two Bedrooms • Bathroom

THE GATE HOUSE

Sitting Room • Dining Kitchen • Two Bedrooms with En-Suite Shower Rooms

BEECH TREE COTTAGE

Open-Plan Living Dining Kitchen • Bedroom • Shower Room

Externally

Attractive Mature Gardens & Grounds with Substantial Lawn •
Various Patio Seating Areas • Ample Parking



GSC GRAYS

PROPERTY • ESTATES • LAND

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Offices also at:

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Tel: 01423 590500

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Tel: 01748 897610

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Tel: 01388 487000

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Tel: 01642 710742



Situation

Middleham is located 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 is steeped in heritage. The centre of the town has a charming cobbled market square with Georgian and Victorian tearooms and galleries, along with pubs, a shop and primary school, coupled with renowned restaurants including the Blue Lion at East Witton and the Wensleydale Heifer at West Witton, within close proximity. Middleham is also famed for its rich horse racing heritage, being home to stables and gallops for leading flat and National Hunt racehorses.

The market town of Leyburn is situated approximately 2 miles away, where there are many excellent local and artisan shops, a weekly outdoor market, filling station, doctor's surgery, dentist, primary and secondary schools. It is also home to one of the largest auction houses in the UK, Tennants Auctioneers on the eastern outskirts of the town.

There are also various independent schools within striking distance including Aysgarth Preparatory School, Queen Mary's School for girls at Thirsk, Ampleforth, Sedbergh and other excellent independent schools in Harrogate and York.

With Leyburn known as the gateway to the Dales, it benefits hugely from tourism and has good communications and relatively easy access from the A1 at Leeming Bar. The nearest train station is at Northallerton (17 miles) with a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. Leeds Bradford (50 miles) is the nearest international airport but there are an increasing number of services now being offered from Teesside Airport (38 miles).

Description

The Grove is an exceptional country residence, steeped in history, with Grade II Listed stone carriage drive gates dating back to the early C19. This superb property offers spacious and vast accommodation, set over four floors, ideal for a family, with the added benefit of a successful holiday let property and additional cottage, newly refurbished, ready to run an additional holiday home.

The main entrance hall has a beautiful sweeping cantilevered staircase and a stained glass arched window, as well as various original features which run throughout this character property, including detailed cornicing and picture rails, traditional cast

iron radiators and stone flagged flooring. The main drawing room enjoys the stunning aspect to the front through sash windows, with a curved wall, an open cast iron fireplace with marble hearth and detailed surround and timber flooring.

The dining kitchen has modern high gloss units, with various integrated appliances, island with granite worktop, Rayburn cooker, ample space for a breakfast table and views over the garden. There is a snug with double doors from the kitchen, with a cast iron fireplace and historically known as "The Smoking Room". There is also a useful Butler's kitchen, with matching units and a ground floor WC.



The dining room has a dual aspect with traditional shutters, an attractive cast iron fireplace and has a door connecting to a substantial reception room, currently utilised as a laundry room, with traditional meat hooks, stone surround feature alcove and could be utilised as a secondary sitting room or playroom.

There is also a substantial cellar, separated into four rooms, previously used as coal stores and wine cellars.

The first floor of the property has a substantial landing, with staircases leading to two separate floors, various bedrooms and the principal suite. The principal bedroom is a vast double bedroom, with a stunning cast iron fireplace, curved wall to match the drawing room and sash windows to enjoy the stunning views. There is also a separate dressing room and bathroom.

The third and fourth bedroom have the benefit of their own private bathroom, a good amount of fitted wardrobes and enjoy the stunning front aspect.

There is a separate landing which can be accessed from the main and rear hall, providing access to the second, fifth and sixth bedrooms. The second and fifth bedrooms are substantial doubles with attractive cast iron fireplaces. The sixth bedroom would make an ideal home office. There is also a separate bathroom with a cast iron roll top bath and an additional staircase leads up to the apartment.

The apartment is situated within the main residence and provides an open plan living space, with kitchen units, exposed stone walls, beams and vaulted ceilings. There are two double bedrooms and private bathroom. This would be an ideal for multi-generational living or au pair accommodation.

The Gatehouse

The Gatehouse is currently run as a successful holiday let business, however we understand the property could be used for multi-generational living or let out on an assured shorthold tenancy basis. There is a substantial dining kitchen,



with country contemporary units and integrated appliances. There is an inner hallway which leads to the two double bedrooms, both have private, contemporary en-suite shower rooms. To the first floor, there is a substantial open plan sitting room, with a multi fuel stove and a dual aspect.

There is also a private enclosed stone paved patio seating area, with walled boundaries.



Beech Tree Cottage

A newly refurbished cottage, with holiday let potential. The property has been renovated to a high standard with a contemporary finish, including an open plan living dining kitchen with high gloss fronted units and solid wood work surfaces, integrated appliances and a raised multi fuel stove. There is an oak and glass panelled staircase leading to an open plan double bedroom, with a dual aspect, cast iron feature fireplace, discreetly screened fitted cupboard and en-suite shower room.

The property is not currently being utilised as a holiday let, however, with minor works would be ready to commence with bookings. The property has potential to be used as a assured shorthold tenancy let, subject to consents.

Externally

The property is approached through a sandstone, Grade II Listed archway, with wrought iron gated access, leading to a sweeping, tree lined gravelled driveway and a substantial parking area. There are walled, fenced and wrought iron boundaries.

The main garden is situated to the front of the property to enjoy the stunning open aspect. This private garden has been beautifully maintained and offers a substantial lawn, well stocked flower beds and borders, with a variety of mature

trees, shrubs and plants. There are several stone paved patios, perfect for entertaining and a sheltered seating area, to enjoy the lovely aspect over open parkland.

Services and Other Information

The property is served by oil fired central heating, mains electric, water and drainage connected. There will be covenants in place stipulating that the main residence can not be used as a commercial B&B, Hotel or Guest House. There will be no selling of alcohol and no buildings are to be erected on the lawn.

Rights of Way, Easements and Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not

There will also be no right of way/access doors or new windows to the south side of the property, except for maintenance purposes.

No public footpaths cross the property.

Tenure

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

Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.
Council tax band E.

What3words:

blending.amplified.effort

Particulars & Photographs

The particulars were amended in May 2024 and the photographs taken in June 2023.

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217.



Gatehouse



Beech Tree Cottage



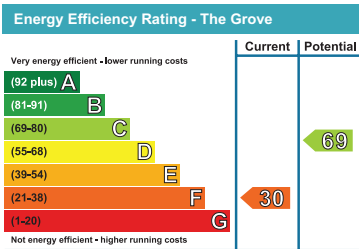
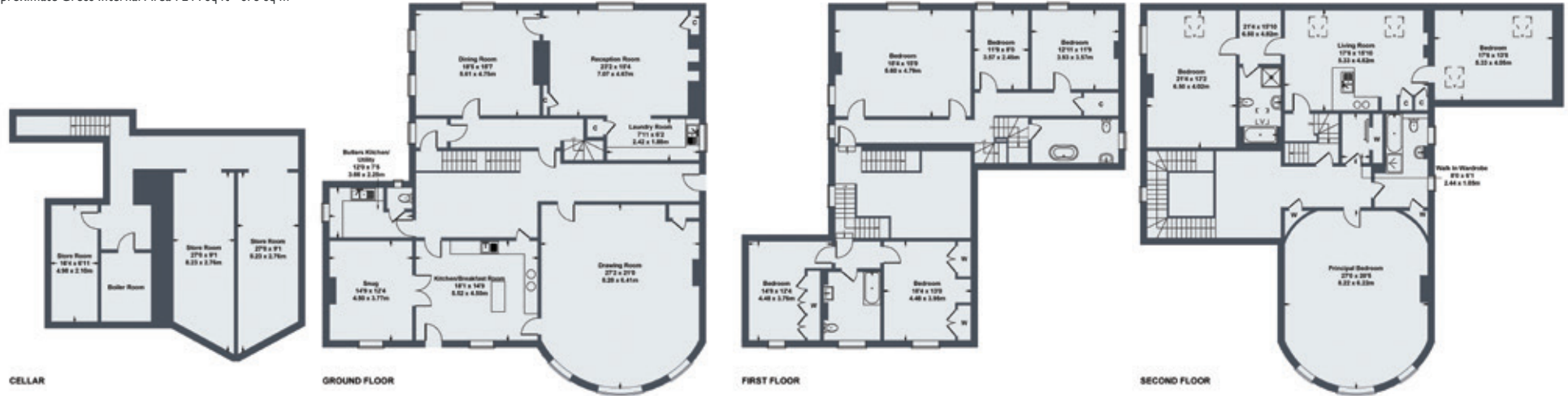
Gatehouse



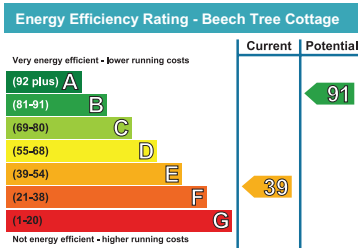
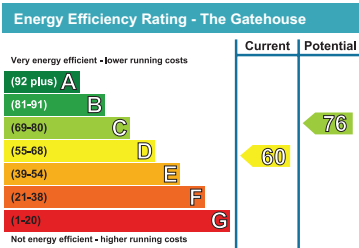
Gatehouse

The Grove

Approximate Gross Internal Area 7244 sq ft - 673 sq m



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.



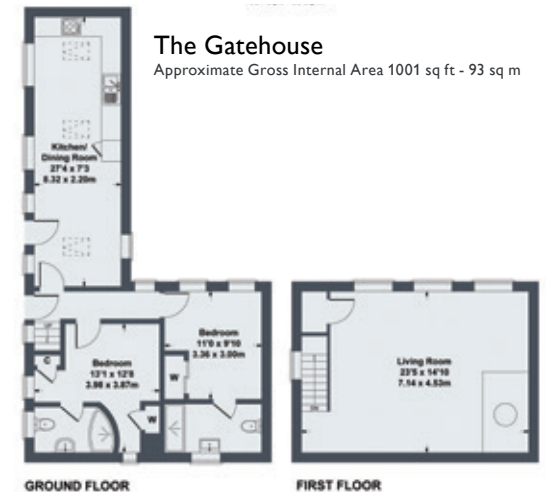
Beech Tree Cottage

Approximate Gross Internal Area 517 sq ft - 48 sq m



The Gatehouse

Approximate Gross Internal Area 1001 sq ft - 93 sq m



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

