



DANBY HOUSE
Middleham, Leyburn



DANBY HOUSE

MIDDLEHAM, LEYBURN, DL8 4QH

A HANDSOME, STONE BUILT, DETACHED PROPERTY OFFERING SIGNIFICANT POTENTIAL WITH SUBSTANTIAL SOUTH FACING GROUNDS EXTENDING TO JUST OVER HALF AN ACRE.

Accommodation

Entrance Hall • Drawing Room • Sitting Room • Breakfast Kitchen
Dining Room • Cloak Room • Cellars • Five Bedrooms • Two Bathrooms

Externally

Substantial Ground of 0.57 Acres • Range of outbuildings with potential
Private Parking • Lawned Gardens



GSC GRAYS

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

www.gscgrays.co.uk

agency@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Situation and Amenities

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)



Danby House

Danby House has considerable potential to create a wonderful family home, with a wealth of retained character features and has all the architectural interest expected from a historic property without the restriction of being formally listed. These include; various alcoves, stone flagged and parquet flooring, period fireplaces, sash windows with shutters, open fires, an aga in the kitchen and high walled gardens, to name a few.

The property has been owned by the same family since the early 1960's. Whilst requiring modernisation and refurbishment, this is a rare opportunity to purchase a property in this location, with a vast amount of scope and the ability to create a tailor-made home.

The property also has versatility with several reception rooms which could be reconfigured to create a more contemporary and modern living space. There is obvious potential to connect the dining room with the sitting room (subject to consents) to create a fabulous kitchen, living and entertaining space with south facing views into the garden and beyond.

This would also provide the opportunity to create a substantial utility room and boot room at the rear of the property where the current kitchen is situated.

The gardens provide a blank canvas with substantial lawns hidden behind high stone walls, with various lawns and the potential to create paved seating areas, as well as the added benefit of various outbuildings which could potentially create either an annexe, a separate home office or the possibility of holiday let accommodation (all subject to the necessary consents).

The property also enjoys superb views over the original castle location and sits on the road leading up to the gallops on Middleham Moor with the frequent sight and sound of racehorses trotting past.





Accommodation

The main entrance leads into a porch and onwards to the entrance hall, which has parquet and stone-flagged flooring. There are two staircases leading up to the main landing and access to the main living accommodation.

The property currently benefits from three spacious reception rooms, all with fireplaces, including a drawing room, sitting room and dining room leading to the side porch and ground floor cloakroom. The current kitchen sits on the north side of the property, with space for a breakfast table and a pantry cupboard.

There is also a useful cellar with stone-flagged flooring, separated into two rooms, which has the potential for use as additional storage or, alternatively, as further living space if desired.

To the first floor, the accommodation provides flexibility with four bedrooms, three of which are good-sized doubles, including a principal bedroom with Jack and Jill bathroom, currently shared with the third bedroom. There is also a house bathroom with separate w.c.

A staircase leads up to the second floor, which has an additional double bedroom and a door leading into a vast attic space, perfect for storage but also with enough head height upon entry to create a bathroom which would service the fifth bedroom.

Gardens and Grounds

The property is situated in a substantial, south facing plot extending to approximately 0.57 acres, approached through double timber gates leading into a substantial hard standing parking area for several vehicles.

There are two main lawns situated to the front of the property with high stone walled boundaries.

Throughout the gardens there are several mature trees, an ornamental pond and significant potential for further landscaping. There is also the potential to create a patio seating area adjacent to the property.

There are a variety of outbuildings, two of which are two story and substantial which may offer potential to create a separate home office, annexe or holiday let business subject to consents.

There is also useful, additional stone stores for logs and garden equipment.

Owners Insight

Situated on the edge of Middleham but very quiet and private. Benefits from an unspoilt view South to Williams Hill. A lovely, peaceful garden space enjoying the sound of horses regularly going past.

Services and Other Information

Mains electricity, water and drainage connected. Oil fired central heated.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

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

Local Authority

North Yorkshire Council. Council tax band G.

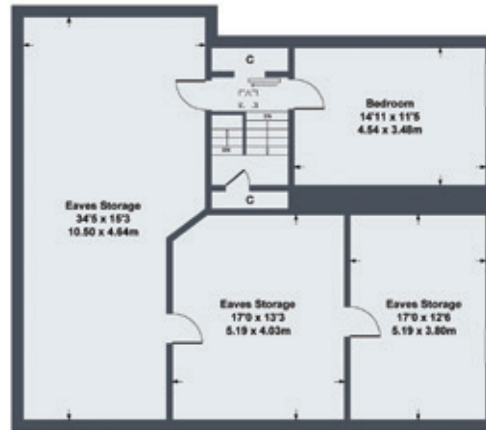
Danby House, Middleham

Approximate Gross Internal Area
3261 sq ft - 303 sq m
(Excluding Eaves Storage)

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. 2024

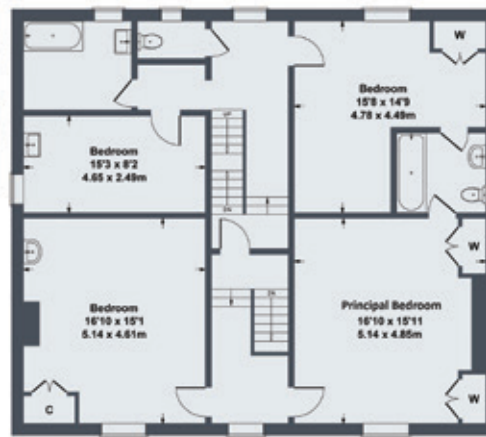


SECOND FLOOR



CELLAR

GROUND FLOOR



FIRST FLOOR



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		

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 correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once 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.

Particulars written: August 2024

Photographs taken: July 2024