



HINKLE COTTAGE
Middleton Tyas, Richmond



GSC GRAYS
PROPERTY • ESTATES • LAND

HINKLE COTTAGE

Richmond, DL10 6RR

An attractive, single storey cottage positioned on a substantial plot, extending to approximately three quarters of an acre.

ACCOMMODATION

This is the first opportunity to purchase this charming property in some time, having been retained by the current family for over 50 years. The cottage has an array of lovely features throughout, with the majority of the rooms benefitting from a dual aspect, whilst the plot size allows flexibility to potentially incorporate the outbuilding and extend the living accommodation (subject to consents).

Features of note include exposed beams, an original front door and key, various alcoves and an attractive fireplace within the sitting room, to name a few. The accommodation has a lovely flow, with views of the surrounding private gardens from every window.

Whilst rural, the property isn't isolated, with neighbours close by and good access to the amenities on offer in Middleton Tyas village and Croft-on-Tees, as well as road links.



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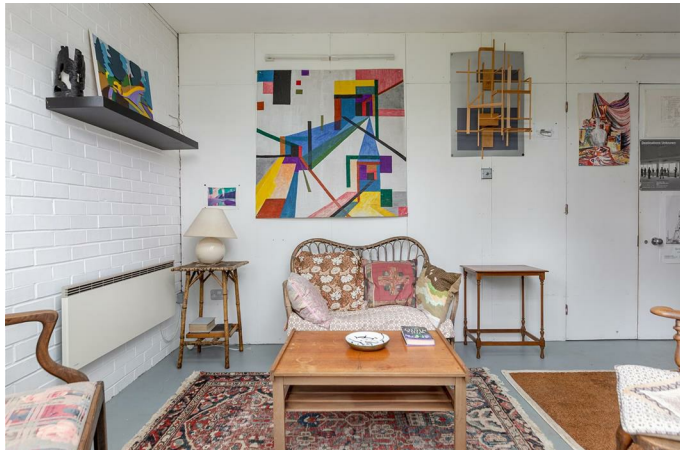


Situation and Amenities

Situated approximately half a mile from the extremely sought-after village Middleton Tyas, with an active community. There is a well-regarded primary school, a popular village shop and good local pubs and restaurants including the well renowned Black Bull at Moulton and the Coach House at Middleton Lodge, just a short drive away. Situated about three quarters of a mile to the east of the A1 at Scotch Corner, the village has easy access to commuting links including the A1(M) and A66.

The historic town of Richmond, with its iconic castle and market square, is about 5 miles south. There are also a number of secondary schools in Richmond and Darlington. The nearest main town is Darlington (9 miles away) where there is a full range of supermarkets, shops and services, leisure facilities and schools as well as a main East Coast line railway station with regular connections to London (about 2hrs 20mins), Newcastle (about 30 mins) and Durham (about 15 mins).

The nearest airports are Teesside International Airport (11 miles), whilst Leeds Bradford and Newcastle are both about an hour's drive away.





Accommodation

The front door leads into an entrance porch, where there is a cloakroom area and a period door leading into the sitting room. The sitting room benefits from a dual aspect and an open fire with doors leading to the kitchen and inner hall.

The dining kitchen offers ample space for free-standing dressers and a dining table, with fitted units and wooden work surfaces. The kitchen also houses the boiler and has a door leading to the rear porch, where there is access to the pantry and ground floor utility/w.c.

The bedroom accommodation is accessed from the inner hallway, with the principal bedroom benefitting from built-in wardrobes, a feature fireplace and doors opening up to the garden. There is a second double bedroom and a third bedroom, currently used as a home office, which is a small single and has a door leading out to the garden.

The house bathroom has a white suite with a step-in shower, panelled bath, w.c and basin.



Gardens and Grounds

The property sits within a substantial plot extending to approximately 0.76 acres, with a private, gated driveway leading up to a gravelled parking area for several vehicles.

The wraparound gardens have hedged and fenced boundaries and are mainly laid to lawn with an abundance of mature trees and shrubs as well as an array of flower beds and borders providing colour throughout the year. There is a patio seating area to the rear, a greenhouse attached to the property and a log store accessed from the storm porch. There is also a timber-framed garage/store within the garden.

Workshop / Outbuilding

There is a substantial detached building situated in the garden which is partitioned into two separate areas. It is currently used as a workshop but could be converted back into a garage. There is also a garden room with electric heating, glazed windows and patio doors onto the garden.

A timber, space-saving staircase leads up to the mezzanine level which could potentially be used as an additional home office or storage area.

Services and Other Information

Mains electric and water. Oil-fired central heating. Water treatment plant drainage.

Owner's Insight

The current owners describe Hinkle Cottage as a beautiful home that has been in their family for four decades. It benefits from a lovely garden and is set in a wonderful location in gentle, rolling countryside.

Viewings

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

Tenure

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

Local Authority

North Yorkshire Council. Council tax band E.

What 3 Words

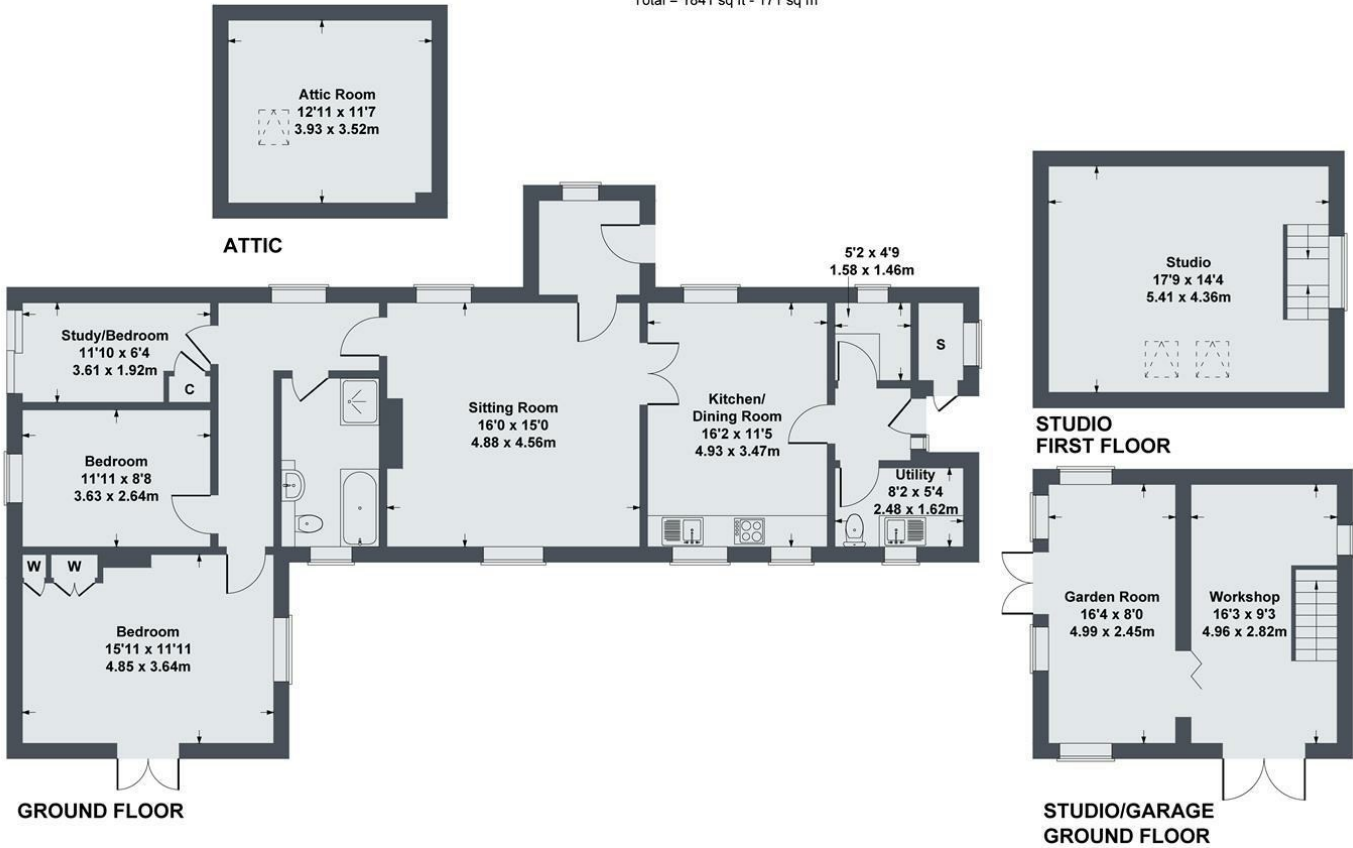
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Particulars and Photographs

Particulars prepared and photographs taken April 2025.

Hinkle Cottage, Middleton Tyas

Approximate Gross Internal Total Area
Main House = 1292 sq ft - 120 sq m
Annex = 549 sq ft - 51 sq m
Total = 1841 sq ft - 171 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.

Produced by Potterplans Ltd. 2025

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	58	78
	EU Directive 2002/91/EC	



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