



CASTLE HILL COTTAGE, CASTLE HILL
Middleham, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

CASTLE HILL COTTAGE CASTLE HILL

Leyburn, DL8 4QR

Castle Hill Cottage is situated in the heart of Middleham, just a stone's throw from the castle, and has been refurbished by the current owner to a high standard throughout.

The accommodation includes three double bedrooms and two spacious, characterful reception rooms in addition to the sociable kitchen breakfast room.

With no gardens to maintain, this could be a perfect "lock it and leave it" home in the Dales or holiday let in the wonderful village of Middleham.



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

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK



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. There are renowned restaurants within close proximity, including the Blue Lion at East Witton and the Wensleydale Heifer at West Witton. 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 and boasts 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.





Accommodation

The front door opens into the entrance hallway, which has a stone-flagged floor, steps up to the first floor and doors to the kitchen and sitting room.

The kitchen has a bay, shuttered window to the front, with window seat. There is a tiled floor, exposed beams, a range of floor and wall-mounted units, stainless steel sink and draining unit, electric radiator, space for a small table and an under-stairs utility area which has shelves and room for a fridge and freezer.

From the entrance hall, there are a couple of steps down to the sitting room, which has a stone-flagged floor, a large cupboard, electric radiator, sash window with window seat and a feature fireplace with log-burning stove, stone surround and stone hearth. A couple of steps lead down to the dining room, which has a continuation of the stone-flagged flooring, an electric radiator, under-stairs storage cupboard and a decorative fireplace with stone surround. The window has a window seat and looks out towards Middleham and there is a further window to the side, enjoying views of the square.



From the dining room, there are stairs leading up to the principal bedroom, which has a vaulted ceiling with exposed beams, panelled walls, an electric radiator and a window with seat enjoying the views. A couple of steps lead up to a further bedroom, which has a window with seat, exposed beams, an electric radiator, storage alcoves and access to the loft.

The main landing has exposed beams, loft access and a door to a further bedroom, which has a window to the front with seat and an electric radiator. There is also a door to the bathroom, which has a tiled floor, window to the rear, pedestal hand wash basin, low-level w.c, panelled bath with shower over and a heated towel rail.

Owners' Insight

Our vendors describe Castle Hill Cottage as a truly wonderful, historic cottage, very close to Middleham Castle. It is thought that the property was the former brewmaster's residence and it is a beautiful spot for horse watching each morning.

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 D.

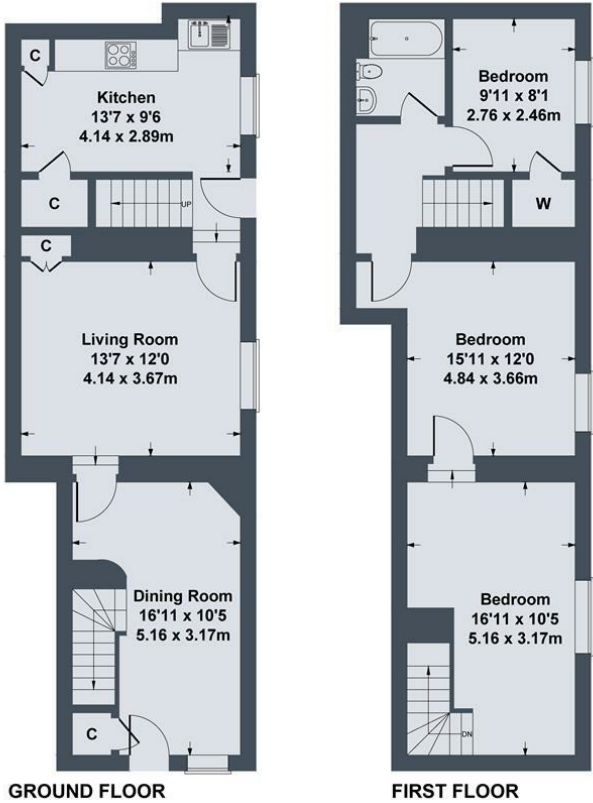
Particulars and Photographs

Particulars prepared and photographs taken July 2025.



Castle Hill Cottage, Castle Hill Middleham, Leyburn, DL8 4QR

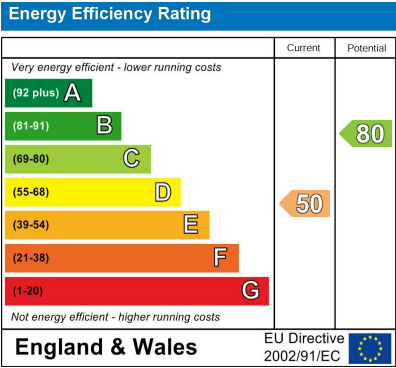
Approximate Gross Internal Area
1087 sq ft - 101 sq m



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



- DISCLAIMER NOTICE:
- PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:
- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
 - All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
 - Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
 - Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
 - 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.
 - Please discuss with us any aspects that are important to you prior to travelling to the view the property.