



HILL HOUSE

Middleton Tyas, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

HILL HOUSE

MIDDLETON TYAS, RICHMOND, DL10 6PD

A SUBSTANTIAL, DETACHED FAMILY HOME SITUATED IN A PLOT EXTENDING TO APPROXIMATELY 2.38 ACRES, WITH FAR-REACHING COUNTRYSIDE VIEWS, AN ANNEXE, LAND AND STABLES, REQUIRING MODERNISATION

Accommodation

Entrance Hall • Dining Kitchen • Drawing Room • Dining Room
Sitting Room • Home Office • Seven Bedrooms (Three en-suite)
House Bathroom • One Bedroom Annexe

Externally

Lawned Garden • Substantial Patio • Triple Garage • Private Parking • Stables
Steel Framed Building • Woodland • Redundant Swimming Pool



GSC GRAYS

PROPERTY • ESTATES • LAND

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

Tel: 01748 829217

www.gscgrays.co.uk

richmond@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

Situated along the A1608, in-between the villages of Skeebby and Middleton Tyas, the property is within close proximity of superb commuting links, at Scotch Corner with access to the A66 and A1(M).

The closest village, Middleton Tyas (1.5 miles) has an active community, with a well-regarded primary school, a popular village shop and good local pub, as well as well renowned restaurants at Middleton Lodge Estate, The Coach House and Michelin star restaurant, The Forge, just a short drive away.

The historic town of Richmond is about 4 miles south with its iconic castle and market square, with independent and national shops. A little further away (14 miles) is Barnard Castle with the well-regarded Barnard Castle School offering independent education for boys and girls aged 3 to 18. There are also further private educational facilities available nearby including Yarm, Aysgarth Preparatory and Queen Mary's School. There are also a number of secondary schools in Richmond and Darlington.

The nearest main town is Darlington (9.5 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 Durham Teesside (15 miles) and Leeds Bradford and Newcastle are both about an hour's drive.

Hill House

Hill House offers a fantastic opportunity to create a tailor-made family home with substantial accommodation over two floors, flexibility for a variety of purchasers and the added benefit of attractive far-reaching views, yet in an accessible location for commuters.

The property was built in the 1980's and offers a stylised décor of the era. Having predominantly been well-maintained in previous years, the property would now benefit from full



modernisation and refurbishment, yet offers a fantastic space with various features throughout. These include a substantial formal entrance hall with a galleried landing above, openings to the dining room, feature fireplace, wall and ceiling details with cornicing within the main drawing room and vaulted ceilings can be found in some of the bedrooms.

The property's location within the plot has been strategically designed to enjoy the views from all the principal reception rooms and several of the bedrooms, including the principal suite. The dining kitchen also benefits from a view over the private grazing paddock, woodland and towards the stables.

There are seven double bedrooms, three of which benefit from en-suite bathrooms. There are two house bathrooms, again requiring modernisation to facilitate the four additional double bedrooms.

The property also has an annexe which is self-contained, ideal for multi-generational living or guest accommodation, with a kitchen and seating area as well as a bedroom and private shower room.

Externally, the plot is predominantly private, with substantial gardens a redundant swimming pool and facilities which would be ideal for those with equestrian interests. There are stables, a substantial steel framed building and two paddocks.

Accommodation

The property is entered into a substantial entrance hall, which leads to the reception rooms, dining kitchen, garage, boot room and ground floor cloakroom.

The dining kitchen has fitted timber units, with an AGA, separate oven, with a dual aspect, doors leading out to the land and stables an opening to a pantry area and utility room, with ample space for a dining area.

There are two openings in the hallway providing access to the dining room and doors leading to the formal drawing room, sitting room and home office.



To the first floor, there is a galleried landing which provides access to the seven bedrooms, including the principal bedroom with a dressing room, fitted wardrobes and storage, together with a spacious en-suite shower room.

There are two further bedrooms, both benefitting from en-suite shower rooms and a walk-in wardrobe within the second bedroom. There are four additional double bedrooms and two-house bathrooms benefitting from corner baths, with showers above.

On the landing, there is also a walk-in laundry cupboard.

Annexe

The annexe has a private entrance to the front leading to the open plan kitchen living room, with fitted units, a cooker and sink. There are sliding patio doors to the main patio to the rear and a door leading to the bedroom and en-suite shower room.

Gardens and Grounds

The property is approached by electric wrought iron gates and a private drive leading to a substantial parking area. There are raised flowerbeds and borders, as well as water features to each side of the pathway approaching the front entrance door.

There is a timber gate which provides access to the side garden, mainly laid to lawn and leads to the main formal gardens to the rear of the property. There is a good-sized lawn, steps leading to a raised, large patio area and an additional patio in front of the annexe which also has the redundant swimming pool boarded over.

Garaging

The property comprises a triple integral garage, with roller doors, light and power connected.







Land and Stables

There is land to the front and side of the property, separated into two paddocks, extending to approximately 1.47 acres. The stables are enclosed within the smaller paddock, there are three loose boxes and an attached feed room / tack room with light and power connected and a hard standing area.

The stables would be suitable for maintenance. Additionally, there is a steel framed outbuilding with a roller shutter door and separate pedestrian access, light and power connected.

Finally, there is a small woodland area situated at the side of the property.

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.

what3words

///array.snowy.benched

Local Authority

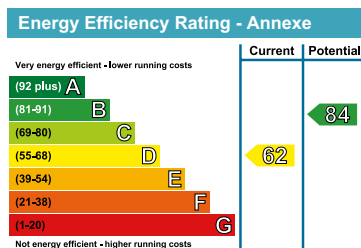
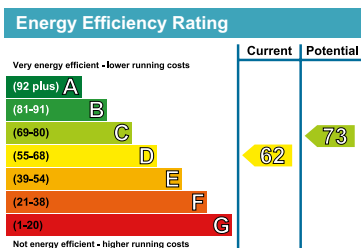
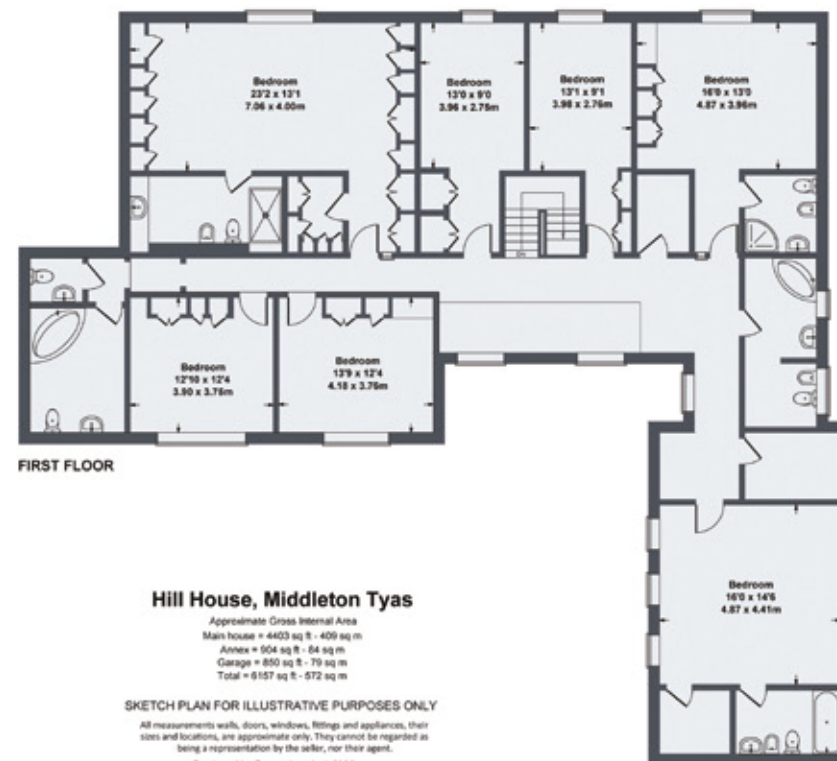
North Yorkshire Council. The property comprises a Council Tax Band of H. We understand that the annex accommodation does not currently have a separate council tax band.

Services

Mains connections to electricity, water and benefits from gas-fired central heating. Drainage to be confirmed.

Wayleaves and Covenants

Hill House is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not. We understand there are covenants associated with the Land Registry Title. Further details available upon request.



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.
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: April 2025

Photographs taken: March 2025