



*The Meadows Middleton Tyas, Richmond, DL10 6PE
Price £1,000,000*

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Nestled in a private setting amidst over an acre of beautifully landscaped grounds, The Meadows is an exceptional five-bedroom detached home that has been extensively renovated and extended to an impeccable standard. This luxurious property offers expansive living spaces, thoughtfully designed to blend modern convenience with timeless elegance.

Upon entering, you are welcomed by a grand entrance hall, featuring a striking vaulted ceiling, Cathedral window and a solid oak staircase. The spacious living room is bathed in natural light, courtesy of its dual aspect windows and French doors that lead out to a large patio running the full length of the house. The room is centred around a cosy wood-burning stove, creating a warm and inviting atmosphere.

The heart of this home is the impressive living/dining kitchen. This vast, open-plan space is perfect for both everyday living and entertaining, boasting timber-framed grey units, and central island topped with sleek quartz worktops, with a Rangemaster double oven and integrated dishwasher. Dual-aspect windows and French doors ensure the kitchen is flooded with light, while providing seamless access to the patio and garden, ideal for alfresco dining.

Further enhancing the ground floor is a bright study, perfect for working from home, a practical utility room with direct access to the integral garage, and a well-appointed cloakroom. A convenient inner hall leads to a ground floor double bedroom with ensuite, offering flexible accommodation options.

Upstairs, the property continues to impress with a principal bedroom suite featuring fitted wardrobes, a Juliet balcony overlooking the garden, and a luxurious ensuite bathroom. A second principal bedroom also enjoys dual aspect views, a Juliet balcony, and a stylish ensuite. Two additional double bedrooms are serviced by a sumptuous family bathroom, complete with a contemporary free-standing bath and a large walk-in shower.



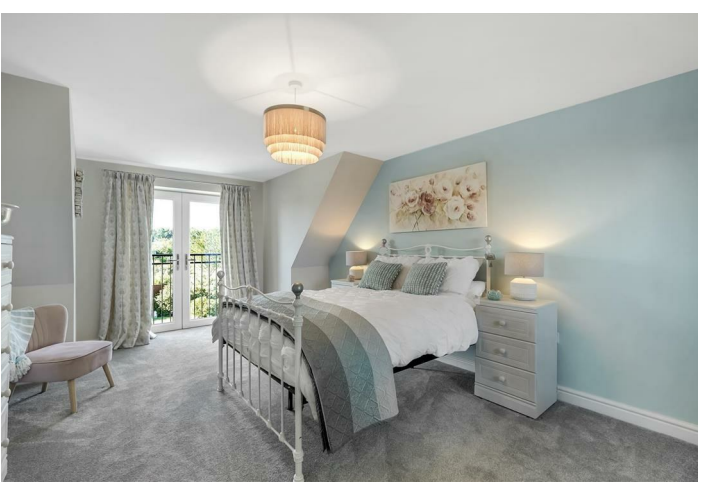




GENERAL INFORMATION
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: (Tax Banding F)







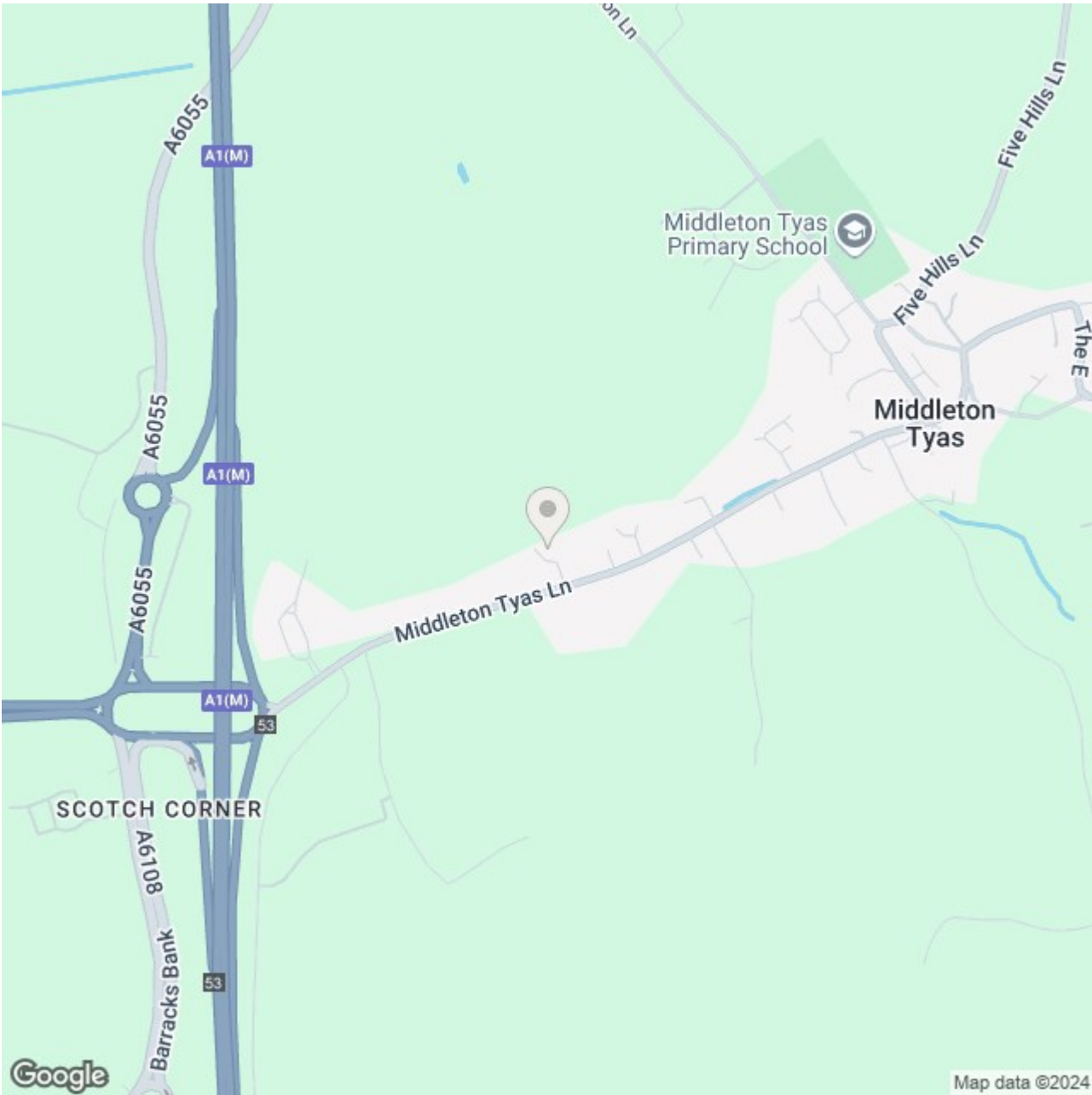






The exterior of The Meadows is equally impressive, with ample parking space for several vehicles, including an integral garage. The expansive garden (approx 1.2 acres) is a true sanctuary, featuring well maintained flower beds and borders, along with a large garden shed. A neighbour has access through the first drive to their own driveway, ensuring privacy and convenience for both properties.

Located in the extremely sought after village of Middleton Tyas where you will find a well-regarded primary school, popular village shop, good local pubs and restaurants including the Shoulder of Mutton, and the well renowned Black Bull at Moulton, and for something really special you can visit Middleton Lodge Hotel & Spa with its relaxed Coach House restaurant or The Forge for that fine dining experience and why not visit the Forest spa for ultimate relaxation. Situated about three-quarters of a mile to the east of the A1 at Scotch Corner, the village has easy access to the major commercial centres of Yorkshire and the Northeast.



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	EU Directive 2002/91/EC	

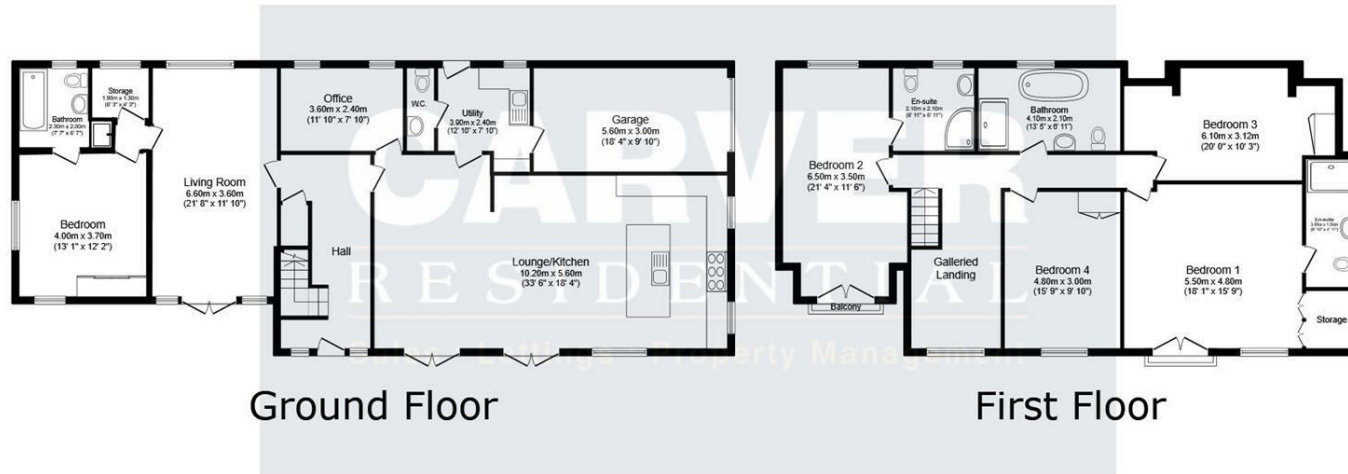
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

79

62





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

