



Glasgow House

West End, Middleham, Leyburn, North Yorkshire, DL8 4QG



Robin Jessop

AN IMPRESSIVE GRADE II LISTED RESIDENCE WITH TRAINING YARD, STABLING & SMALL GARTH

- Grade II Listed Period Property
- Three Reception Rooms
- 5/6 Double Bedrooms
- Traditional Period Features Throughout
- Extensive Stable Block with 16 Boxes
- Tack Rooms and Stone Built Stores
- Outside Development Potential
- Guide Price: Offers in Excess of £750,000

SITUATION

Leyburn 2 miles. Bedale 10 miles. A1(M) 12 miles. Northallerton 18 miles. Leeds Bradford and Newcastle airports are both a one-hour drive. Distances and times are approximate.

Middleham is famous for its castle and horse racing connections with many renowned training yards located around the town. The town benefits from a convenience store, three public houses, a restaurant, a fish and chip shop, a tearoom, two antique shops and a church together with a primary school and a nursery.

Glasgow House stands well on West End with its position providing ready access to the A684 and the A1(M) bringing a range of major towns and several racecourses into easy reach.

DESCRIPTION

Glasgow House was named after Lord Glasgow and stands well in the centre of Middleham, a popular town which is well known within the horse racing community. The property and its stone gate posts are Grade II Listed and interestingly, there is a plaque dedicated to a trainer, James Croft adjacent the front door.

A range of traditional period features including coving, original shutters, sash windows with window seats have been maintained throughout the property. The property now requires some general updating however makes an excellent family home.

The property is entered into a welcoming reception hall with stone flagged floor and turned staircase leading to the first floor.



The ground floor comprises a fitted kitchen with a range of wall and base units and integral appliances, a large formal sitting room with feature fireplace, a formal dining room perfect for entertaining and a separate cloakroom. There is also a cellar with an open well.

To the first floor there is a large living room with an open fire which enjoys views towards Middleham Castle. This could also be reconverted back into a large bedroom suite if required. There are two further double bedrooms and a house bathroom.

To the second floor there are a further two double bedrooms and a fifth bedroom which is currently used as a home office.

Externally the property is complemented by a large yard to the rear with traditional stabling for up to 16 horses laid out around an attractive traditional courtyard. On the first floor, there is a large tack room and other rooms providing excellent storage. The stabling offers scope for further development or conversions (subject to planning consents). There is a small garth/paddock which is used for exercising horses. It also offers potential to convert into a garden if required.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

/// lads.legal.alive

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.



TENURE

Freehold with vacant possession.

AGENT NOTE

Please note the property has a "flying freehold". Please contact the office for further details.

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

COUNCIL TAX

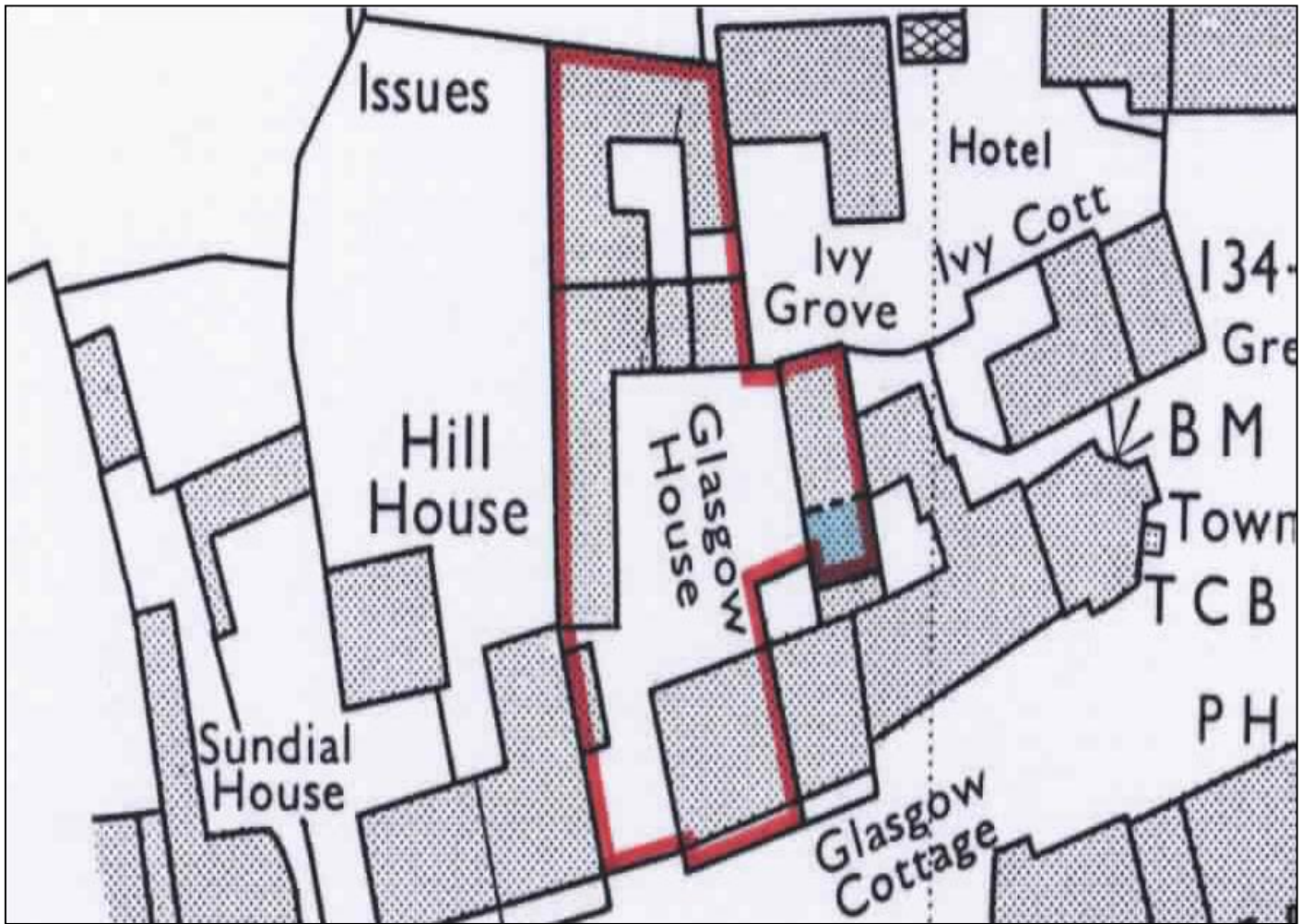
Band G.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

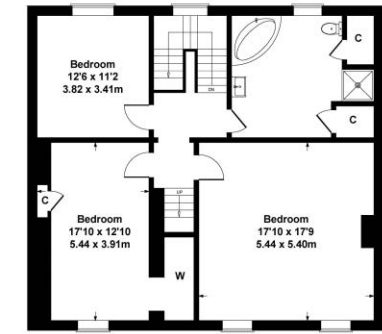
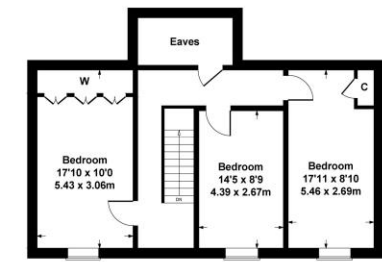
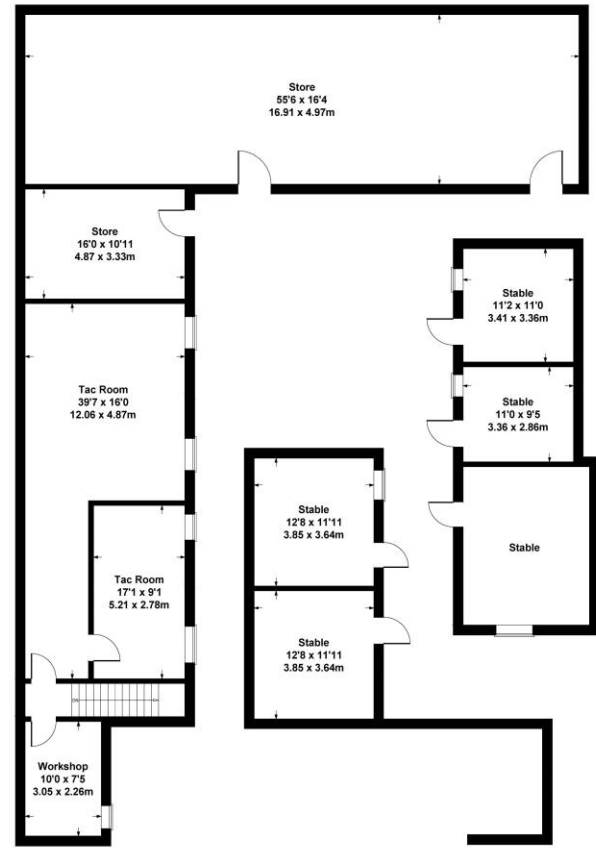
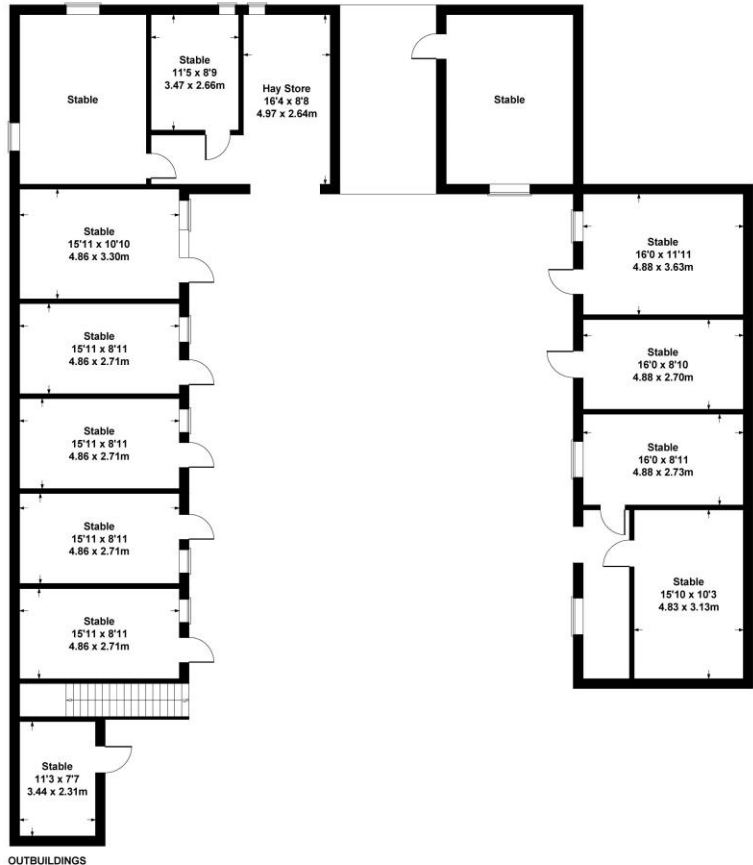
LOCAL AUTHORITY

Richmondshire District Council, Mercury House, Station Road, Richmond, DL10 4JX.



Glasgow House

Approximate gross internal area
 House 243 sq m - 2616 sq ft
 Outbuilding 461 sq m - 4962 sq ft
 Total 704 sq m - 7578 sq ft



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. 2023

Robin Jessop Ltd
 info@robinjessop.co.uk
 01969 622800
 01677 425950
 www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

