



# Greengates

East Witton Road, Middleham, Leyburn, North Yorkshire, DL8 4PT



Robin Jessop



# Greengates

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An Exciting Opportunity to Purchase a 3 Bedroom Renovation Project with a Stunning View

- Three Bedroom Cottage
- Stunning Rural Location
- Situated on Edge of the Town of Middleham
- Renovation Project
- Viewing by Appointment Only
- Guide Price: £295,000

## 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.

The position makes commuting to the larger towns of Darlington, Harrogate, York and Teesside within reasonable distance.

## DESCRIPTION

The property consists of a stone built cottage which has been stripped out ready for renovation, offering a blank canvas to create a flexible 3 bedroom home.

Once renovated the property will offer a spacious kitchen which leads to a large living room with potential for an open fire, French and bi-fold doors providing a light and spacious area to enjoy the views of Rural North Yorkshire.

The property also features three double bedrooms with one benefitting from an ensuite. There is also

an attached garage space which could be used to create further accommodation, subject to the relevant planning permissions.

Externally, Greengates benefits from a drive on, drive off drive with parking for a number of vehicles. As well as a lovely patio area for alfresco dining and a private rear garden.

The property will appeal to a number of buyers, from those looking for a development project and those looking to customise their perfect second or primary home.

The vendor has had the attached plans drawn up to show what the floorplan of the property could look like.

## ACCESS

The property has good access to the public highway.

## SERVICES

Mains Water, Mains Electric and Septic Tank Drainage.

Please note that the current septic tank is **NOT** compliant with the current regulations.

The property has no central heating.

## BOUNDARIES

The Vendors will only sell such interest as they have in the boundary fences, walls, ditches, hedges and other boundaries separating this property from other properties not belonging to them.

## GENERAL REMARKS AND STIPULATIONS

### Viewing

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

### 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. [///victor.crusaders.pretty](http://victor.crusaders.pretty)

## Tenure

Freehold with vacant possession.

The property is registered under a possessory title.

## Council Tax

Band E.

## Local Planning Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

## Design Consultant

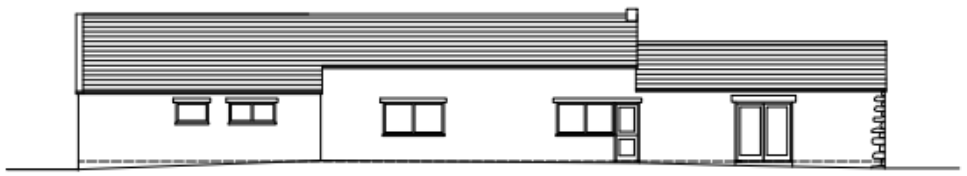
The Plan Shop, The Assembly Rooms, 29 Market Pl, Bedale DL8 1ED  
Tel: 01677 426616  
Email : [admin@theplanshop.net](mailto:admin@theplanshop.net)



Do not scale from this drawing.  
 All dimensions to be checked on site.  
 Any discrepancies to be reported to the Architect.  
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ROADSIDE ELEVATION



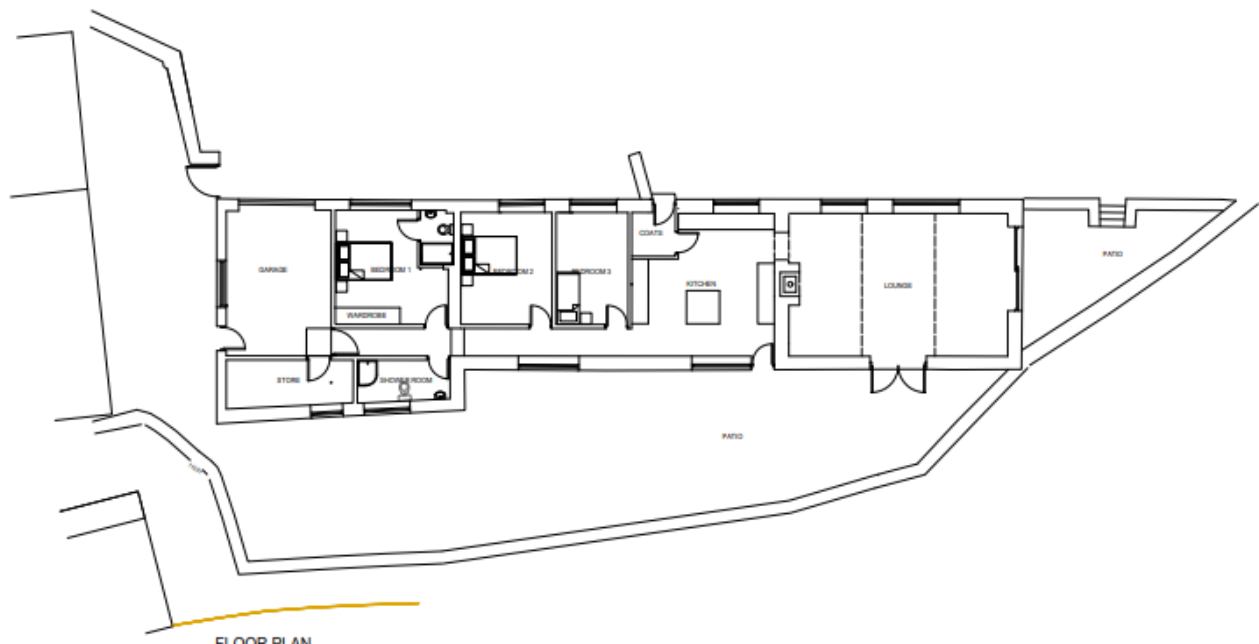
SOUTH ELEVATION



WEST ELEVATION



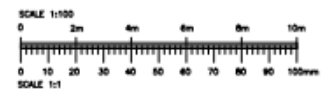
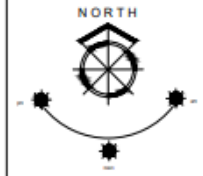
EAST ELEVATION



FLOOR PLAN



SECTION THROUGH LOUNGE

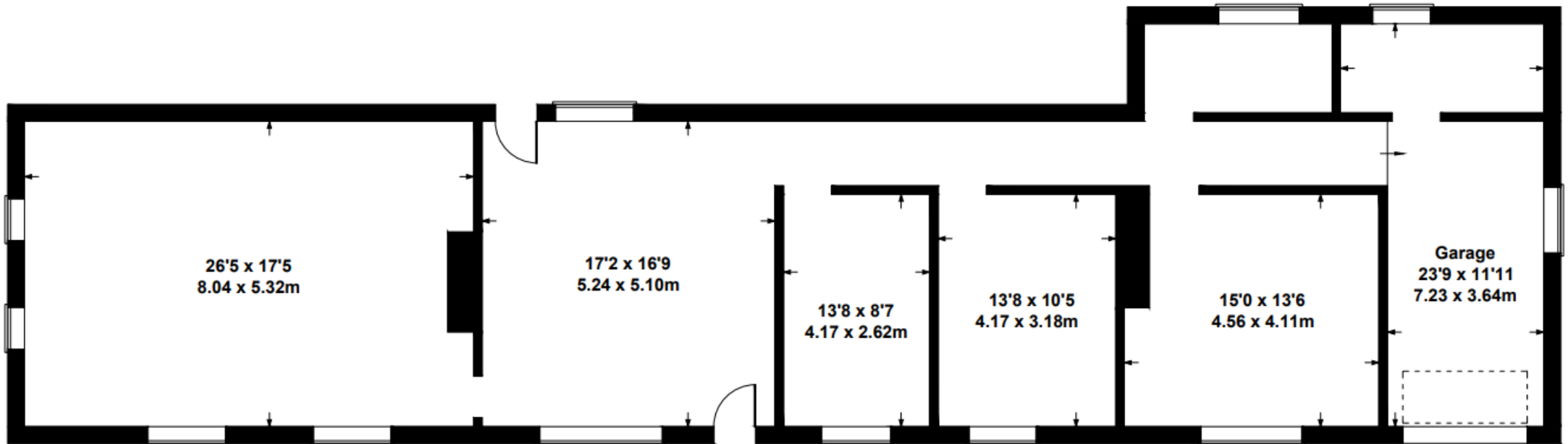


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 W: www.theshoparchitects.co.uk

CLIENT	
MS. J SIMPSON	
JOB	
GREENGATES, MIDDLEHAM	
DRAWING TITLE	
PROPOSED PLAN AND ELEVATIONS	
SCALE	DRAWN
1:100	SH
DATE	CHECKED
MAR 24	
DRAWING NUMBER	REVISION
RDCH121/04	D

# Greengates, Middleham, DL8 4PT

Approximate gross internal area  
162 sq m - 1744 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. 2024





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