



# Dog Hill Barn

North Road, Middleham, Leyburn, North Yorkshire, DL8 4PJ



Robin Jessop

# A DELIGHTFUL DETACHED BARN CONVERSION IN A SECLUDED POSITION WITH LAND EXTENDING TO APPROX 8 ACRES

- Detached Barn Conversion
- Two Double Bedrooms with Ensuite Bathrooms
- Stunning Views
- Well Equipped Shepherds Hut
- Stable Block with 3 Stables and Tack Room
- Detached Barn with Potential
- Total of 8.06 Acres
- Secluded Position Within a Popular Town
- Guide Price: Offers In Excess of £675,000

## SITUATION

Leyburn 2 miles. Bedale 10 miles. Richmond 11 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.

Dog Hill Barn stands well in a secluded position down North Road on the edge of Middleham. The position provides ready access to the famous gallops and the A684 and the A1(M) bring a range of major towns and several racecourses into easy reach.

## DESCRIPTION

Dog Hill Barn comprises an attractive detached barn conversion dating back to 1860 set within gardens, grounds and land extending to 9 acres. The property is in good order and benefits from air source heating and has underfloor heating throughout. The property is approached via a private lane with ample off-road parking for a number of vehicles.



Dog Hill Barn is entered into via a welcoming inner hall with stairs leading up to the first floor and a useful cloakroom. There is a large kitchen diner with a tiled floor, ceiling beams and two arch windows from which the stunning views can be enjoyed. There is a good range of wall and base units complemented by a central island with breakfast bar, a Rangemaster cooker and an integrated dishwasher. There is also space for an American style fridge freezer together with a separate utility room. Across the hallway there is a good-sized living with an impressive fireplace with large feature beam and brick surround. There is a stone flagged floor and dual aspect windows making it lovely and light.

To the first floor there are two double ensuite bathrooms with modern suites and each with fitted wardrobes.

Externally the property is complemented by a good-sized garden to the front with a lawn and range of mixed flower beds and a patio. There is a summer house with electric and broadband which is used as a home office, a large garden shed which is used as a gym, and a further small shed providing storage for garden equipment.

There is a Shepherds hut which is well equipped and fully functioning as guest/ancillary accommodation. There is a king-sized double bed, a sofa and living area, a small kitchenette with sink, hob, a fridge and storage cupboard and a shower room with shower cubicle, WC, basin and a heated towel rail. It has electric heating, power, water, its own septic tank, a small garden area and parking meaning it could also be let as a self-contained holiday let if required.

The property is complemented further by an orchard area behind the shepherd's hut which a range of trees including fruit trees, Magnolia and Acer. There is a further area of recently planted trees in front of the shepherd's hut and ample parking on the gravelled drive. During the vendors ownership, there has been a total of around 700 trees mixed native trees planted.

The land is split into useful paddocks ideal for horses and grazing. There is a stable block which was built in 2022 with electricity and water with three boxes and a tack room. There is a stone barn attached to a large storage room which could be converted into further stabling or additional accommodation if required. There is a further area of mature woodland and a stream running through. The land is good grassland with riverside frontage and a field shelter which also has independent access so also could be let out if required. Dog Hill Barn would make an excellent equestrian property.

#### **GENERAL REMARKS & 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.

## BOUNDARIES

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

## 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. [///petition.backtrack.original](http://petition.backtrack.original)

## FIXTURES & FITTINGS

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

## TENURE

Freehold with vacant possession.

## COUNCIL TAX

Band E.

## AGENT NOTES

1. Please note that there is a public footpath running across the orchard area. A plan can be provided upon request.
2. The bottom part of the land has previously flooded, however this does not come close to the property.

## SERVICES

Mains electricity. Mains water. Drainage to a septic tank. Air source heating. There are solar panels on the roof of the barn which generate approx. £900 per annum. Broadband connection available.

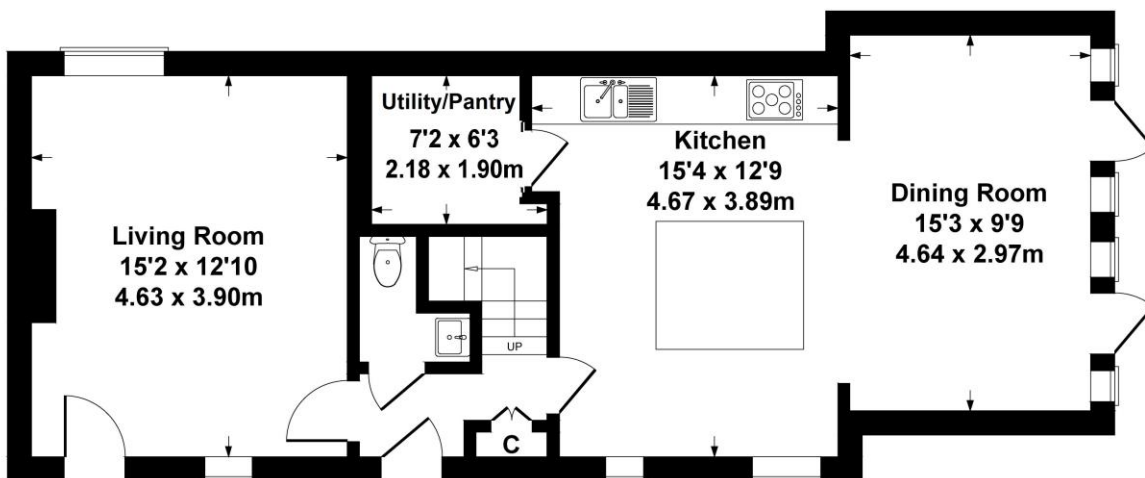
## LOCAL AUTHORITY

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

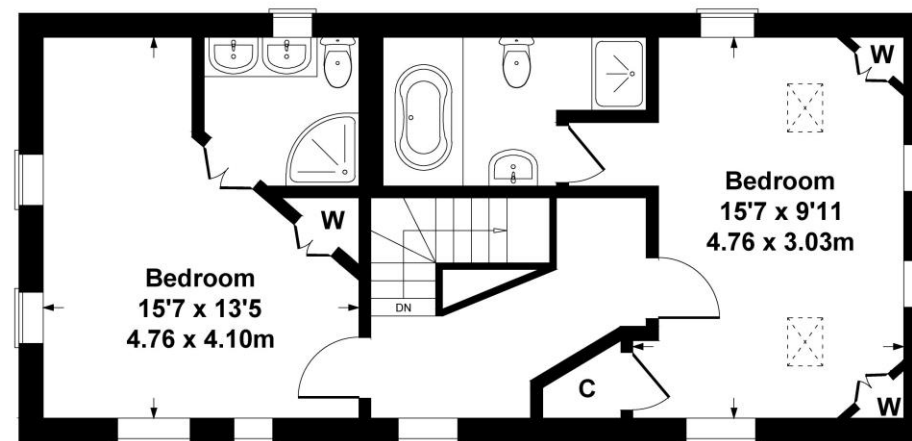


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Approximate gross internal area  
111 sq m - 1195 sq ft



GROUND FLOOR

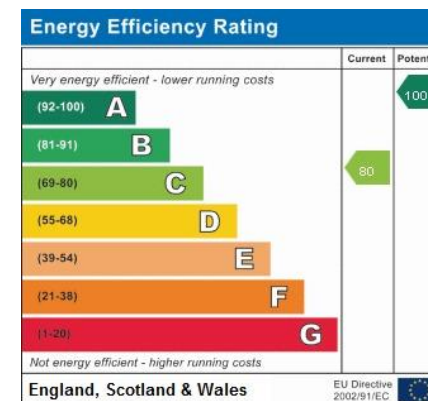


FIRST FLOOR

### 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.

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