



Bow Cottage

Market Place, Middleham, Leyburn, North Yorkshire, DL8 4NP



Robin Jessop

AN ATTRACTIVE THREE STOREY COTTAGE WHICH STANDS WELL OVERLOOKING MIDDLEHAM MARKET PLACE

- Charming Three Storey Grade II Listed Cottage
- Well Presented Throughout
- Fully Refurbished Throughout
- Two Double Bedrooms
- Positioned Around Middleham Market Place
- Established Holiday Let
- Ideal First or Second Home
- Guide Price: Offers in Excess of £275,000

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 also within reasonable distance.

DESCRIPTION

Bow Cottage is an attractive Grade II listed, stone mid-terrace cottage situated in the centre of Middleham, overlooking the Market Place. The property is in good order and has been used as a holiday let for the past year.

The property is very well presented and is entered into via



a welcoming inner porch providing space for boots and jackets, which leads through into the cosy living room. The living room has a bay window to the front overlooking the market place which makes the room light and airy. There is a multi fuel stove set into the chimney breast with a stone hearth, and a wooden effect floor running throughout. Leading through is a dining room with stairs up to the first floor and a useful under stair cupboard. Completing the ground floor there is a traditional galley style kitchen with a good range of wall and base units together with an oven and grill, hob, a washing machine, dishwasher and an under counter fridge.

To the first floor there is a double bedroom with a hand basin and a under stair cupboard, and a house bathroom with WC, basin, bath and shower cubicle. To the second floor there is a further double bedroom and an ensuite shower room.

Externally the property is complemented by a patio and courtyard garden area which is perfect for alfresco dining and potted plants, together with two useful outbuildings for storage.

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. [///surnames.spine.giraffes](http://surnames.spine.giraffes)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating.

BROADBAND

Broadband connection available.

LOCAL AUTHORITY

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



Bow Cottage, Market Place, Middleham, DL8 4NP

Approximate gross internal area
118 sq m - 1270 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

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 29 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | | |

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.

