



Membland

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



Robin Jessop

A TRADITIONAL STONE BUILT COTTAGE IN NEED OF REFURBISHMENT CLOSE TO MIDDLEHAM CASTLE

- Traditional Stone Built Cottage
- Three Bedrooms
- Refurbishment Required Throughout
- Garage & Stone Built Garden Store
- Pretty Rear Garden
- Close to Middleham Castle
- 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.

DESCRIPTION

Membland comprises a traditional, double fronted stone built house situated in the popular racing town of Middleham. The property stands well along west end and is nicely set back from the road with the castle to the rear. The property does require refurbishment but offers a unique opportunity to purchase a character property in a historic location with the castle in view from the garden.



The property is entered into via useful lobby which leads through into the dining room with the stairs leading up to the first floor. There is a good sized living room with open fire and a bay window to the front, and a kitchen to the rear with a door leading out to the rear.

To the first floor there are three bedrooms with the main bedroom benefitting from a dressing room and a house bathroom which features a shower over the bath.

Externally the property is complemented by a pretty and secluded rear garden with a small lawn and mixed flower beds/borders and a useful stone potting shed/store. The castle walls can be seen from the garden and usefully there is a gate leading onto the back lane for bins. There is also an attached garage with storage room above. Parking is available at the front of the 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. [///vesting.civic.clashing](https://vesting.civic.clashing)

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

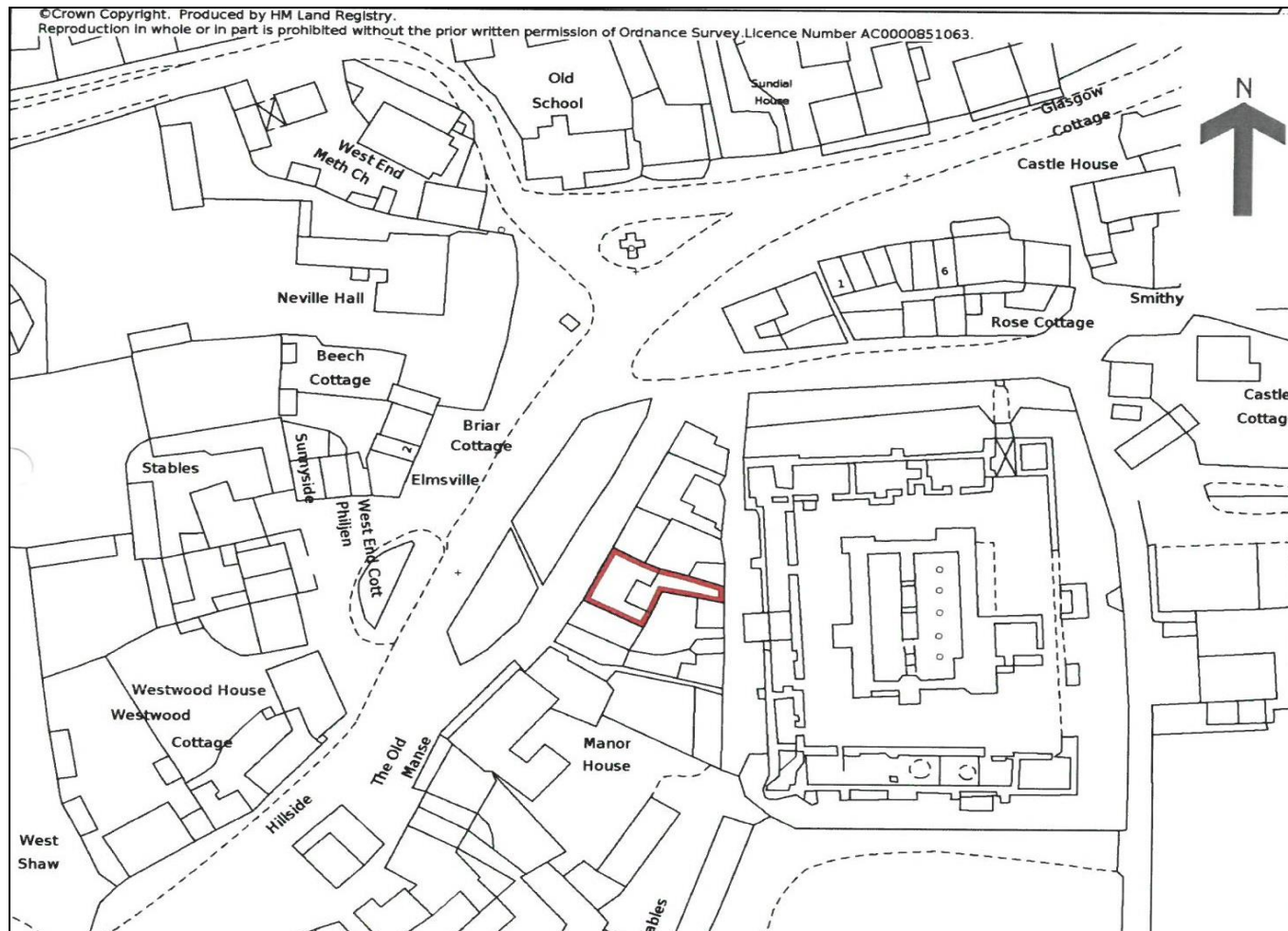
Mains electricity. Mains water. Mains drainage. Night storage heating.

LOCAL AUTHORITY

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

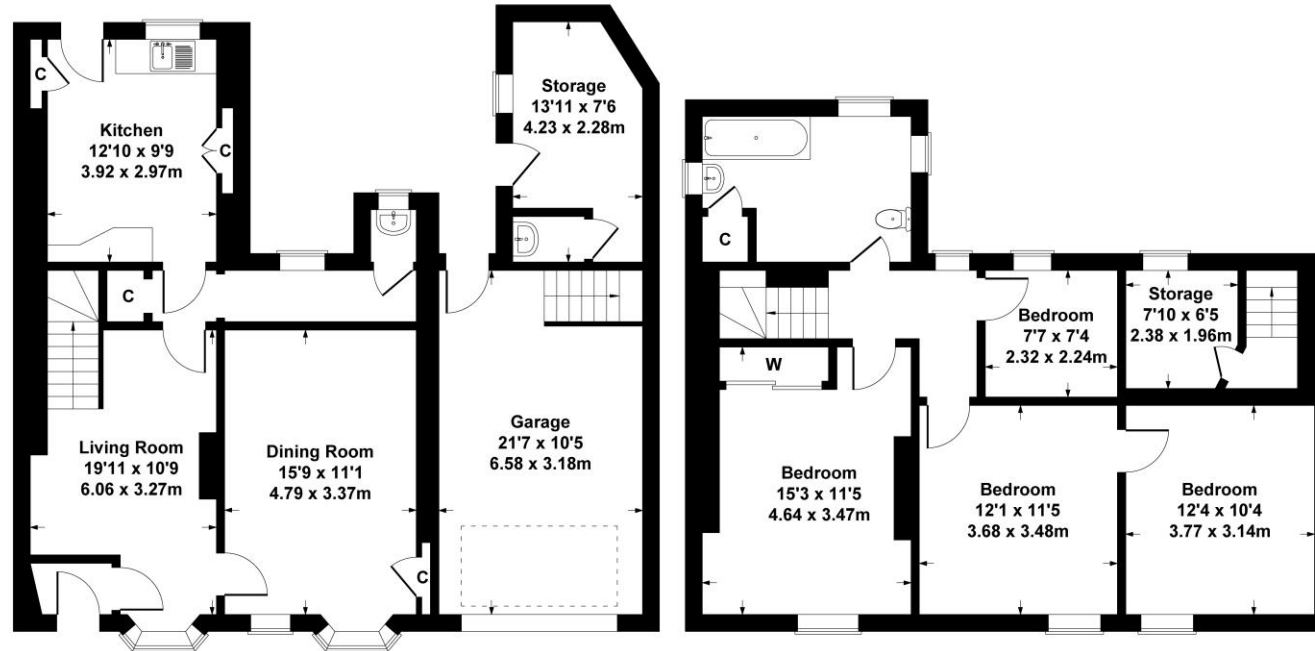
AGENT'S NOTE

Please note that the property is currently in probate as part of a larger estate. It will therefore not be possible to complete on this property until probate is granted.



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Approximate gross internal area
 House 130 sq m - 1399 sq ft
 Garage 22 sq m - 237 sq ft
 Outbuilding 9 sq m - 97 sq ft
 Total 161 sq m - 1733 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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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