



The Coach House

Middleham, Leyburn, North Yorkshire, DL8 4QL



Robin Jessop

A STUNNING, FULLY REFURBISHED ONE BEDROOM COTTAGE IN A QUIET POSITION

- Stunning Detached Cottage
- Open Plan Accommodation
- One Double Bedroom
- Beautifully Refurbished to Exacting Standards
- Ideal Holiday Let or Bolt Hole
- Private Garden with Patio
- Guide Price Range: £175,000 - £200,000

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 Coach House comprises a stunning detached holiday let quietly positioned close to Middleham Castle. The property has undergone full refurbishment and provides stylish accommodation with high quality fixtures and fittings throughout together with underfloor heating.

The ground floor comprises an open plan kitchen and living room with a tiled floor throughout. This room features a multi fuel stove, a well-equipped quality kitchen with granite worktops, appliances including Neff oven and hob, undercounter fridge, freezer and washing machine. There is also a dishwasher and breakfast bar.



To the first floor is the stunning bedroom suite with open shower room. The room features a vaulted ceiling with exposed timber beams, a walk-in shower, WC and basin.

Externally the property is completed by a small patio area to the side and a rear lawn with ample space for al-fresco dining. The property works very well as a high-end holiday let but could also be used as a bolt hole.

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.

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.

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FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX /BUSINESS RATES

Details tbc as listed jointly with Warwick Cottage.

AGENT NOTE

Please note that the property will also be sold with the benefit of a garden. A new boundary wall/fence will be erected prior to completion.

SERVICES

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

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD. Tel 03001312131



The Coach House, Middleham

Approximate gross internal area
House 37 sq m - 398 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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Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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