



North Gate House

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



Robin Jessop

A SPACIOUS & WELL-PRESENTED CHARACTER PROPERTY WITH GARDENS & GARAGING IN THE POPULAR TOWN OF MIDDLEHAM

- Spacious Character Property
- Refurbished Throughout to Exacting Standards
- Four Double Bedrooms
- Two Reception Rooms
- Garaging & Off Road Parking
- Terraced Gardens with Summer House
- Guide Price: £675,000

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. It is also well placed as a second home or continued use as a holiday let.

DESCRIPTION

North Gate House is an attractive, stone built character property which dates back to 1720. The property has undergone a programme of refurbishment throughout and offers spacious and well finished accommodation which is



presented to exacting standards. The property is currently occupied as a successful holiday let but would also work well as a family home.

The property is entered into via a useful lobby which leads into the large main reception room. This features an impressive inglenook fireplace with exposed stone and a multi fuel stove. Leading through is the kitchen diner which features a good range of quality fitted units which are complemented by appliances including an electric range with induction hob, undercounter fridge and freezer, an integrated dishwasher together with space for a dining table. There is also a door providing access out to the patio and a window to the rear offering excellent views across the garden towards Spennithorne beyond.

Usefully, there is also a formal dining room which offers a perfect place for entertaining and completing the ground floor is the integral garage which is also fitted with units and plumbing for a washing machine.

To the first floor there are a total of four double bedrooms. The principle suite is substantial and features exposed beams with views out to the rear. There is an impressive freestanding bath an ensuite comprising walk in shower, WC and basin. A second bedroom also has an impressive ensuite with a freestanding bath, walk in shower, WC and a basin. The two further bedrooms share the house bathroom.

Externally the property is complemented by a delightful terraced garden which features lawned areas, flower beds, ample patio for seating and enjoying the surroundings, a summer house together with a hot tub under a covered area. Usefully, there is also an electric car charging point.

Overall, North Gate House would make a wonderful family home in a popular location, or would also continue to work well as a holiday let.

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. **///refills.conspired.expressed**

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

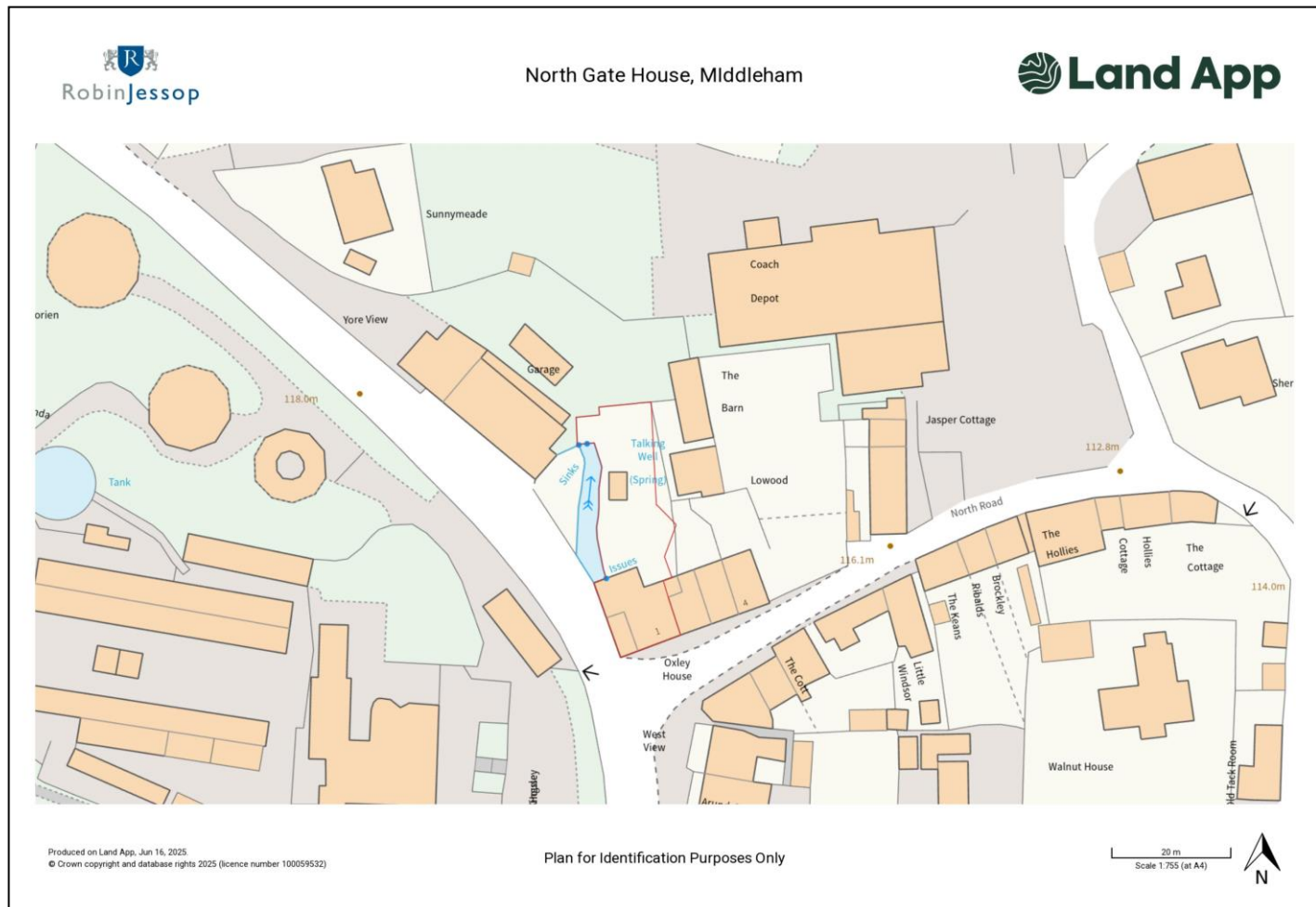
Band E.

SERVICES

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

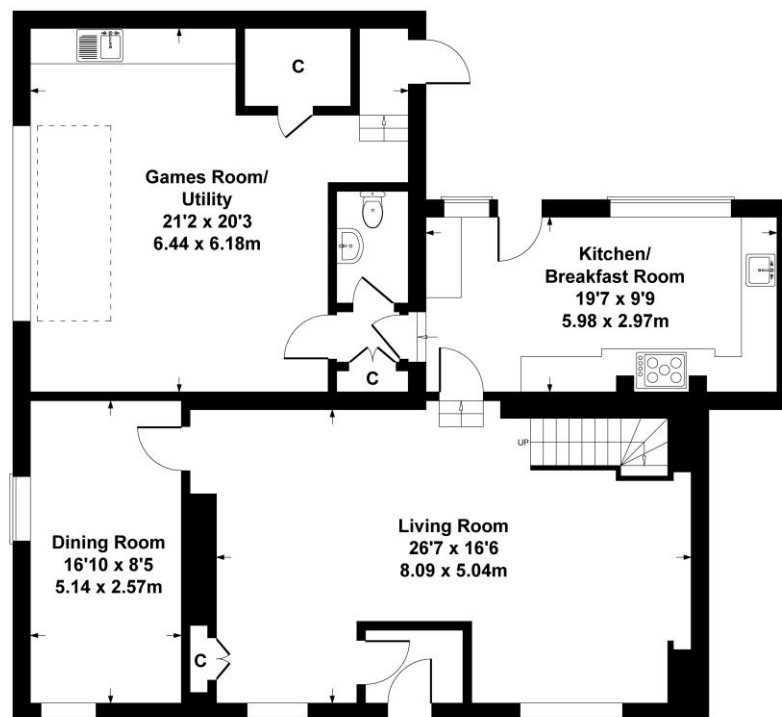
LOCAL AUTHORITY

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

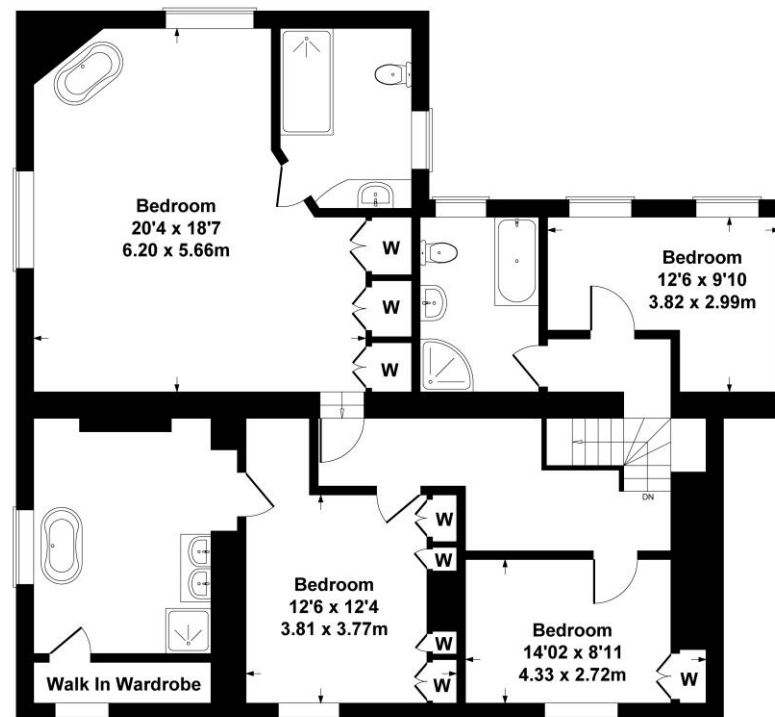


Northgate House, Middeham

Approximate gross internal area
House 237 sq m - 2551 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. 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

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