



2 Wedgewood Cottages

Grove Square, Middleham, Leyburn, North Yorkshire, DL8 4NS



Robin Jessop

AN ATTRACTIVE STONE-BUILT COTTAGE TUCKED AWAY IN THE POPULAR TOWN OF MIDDLEHAM

- Stone Built Cottage
- Two Bedrooms
- Well Presented Throughout
- Currently Running as a Successful Holiday Let
- South Facing Courtyard Garden
- Quiet Town Centre Location
- Guide Price: Offers in Excess of £185,000

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 cottage is tucked away just off the market place and is a short walk from the town's amenities. The location also makes commuting to the larger towns of Darlington, Harrogate, York and Teesside within reasonable distance.

DESCRIPTION

2 Wedgewood Cottages is an attractive stone built terraced cottage situated in the heart of Middleham. The cottage is well presented throughout and is currently run as a popular holiday let although would also make an excellent first home. The property is fully double glazed and benefits from electric central heating.

The accommodation is light and airy and comprises a living room with an open fire set within a cast iron and wooden surround together with a bay window overlooking the garden at the front. The kitchen has a good range of fitted units complemented by a Belfast sink, integrated appliances including an oven with electric hob, fridge and a dishwasher.



To the first floor there are two bedrooms, one double and one single bedroom together with a house bathroom with a WC, basin and shower over the bath.

The property is complemented by a delightful patio garden at the front with space for seating and potted plants together with a useful stone store with space for logs, coal and garden tools.

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.

BUSINESS RATES

Rateable Value £1575 April 2023 – Present.

SERVICES

Mains electricity. Mains water. Mains drainage.

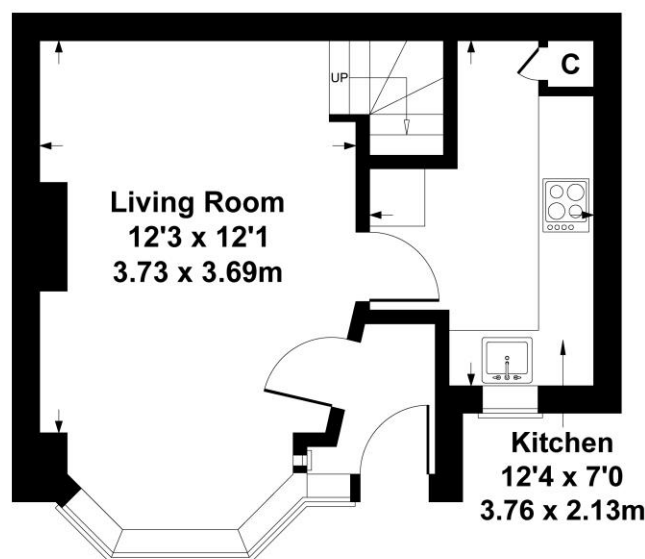
LOCAL AUTHORITY

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

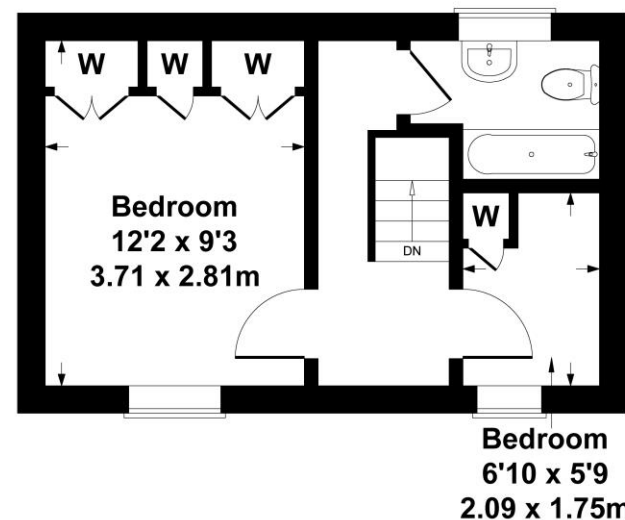


2 Wedgewood Cottages In Middleham

Approximate gross internal area
50 sq m - 538 sq ft



GROUND FLOOR



FIRST FLOOR

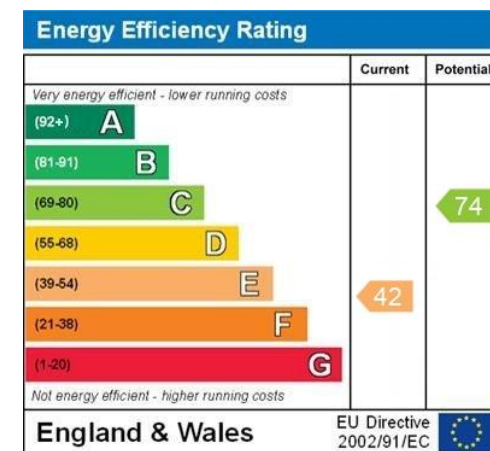
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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