



Strawberry Cottage

Kirkgate, Middleham, Leyburn, North Yorkshire, DL8 4PG



Robin Jessop

A STUNNING AND RECENTLY REFURBISHED DETACHED STONE COTTAGE LOCATED IN THE HISTORIC TOWN OF MIDDLEHAM

- Detached Stone Cottage
 - Recently Updated Throughout
 - Bespoke Fitted Kitchen
 - High Quality Fixtures & Fittings Throughout
 - Three Bedrooms
 - Private Rear Courtyard Garden
 - Fully Double Glazed & New Central Heating
 - Popular Location
 - No Onward Chain
 - Guide Price: **£440,000**
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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

Strawberry Cottage is a most attractive, detached stone cottage which has undergone an extensive programme of refurbishment throughout to offer stylish and comfortable accommodation across two floors. The works which have been completed include a new central heating system with new boiler, substantial rewiring, luxury bathrooms, inframe painted kitchen units, external and new custom made exterior doors. It has been fully



redecorated with new carpets and flooring and is finished to exacting standards.

The property is entered into via a useful inner lobby with space for boots and coats. This provides access into the kitchen diner with a door to the left leading into the living room which has a feature fireplace and alcoves with cupboards and shelving. The bespoke fitted kitchen features quality units and appliances including a Rangemaster electric cooker with hob, a Bosch dishwasher, AEG integrated larder fridge and a Belfast style sink. There is an area for a dining table and a useful under stair storage cupboard.

Located just off the kitchen there is a useful utility room which is plumbed for a washing machine and has a door leading out to the rear garden. There is also a downstairs WC/cloakroom.

To the first floor there are three bedrooms with the main bedroom having an ensuite shower room. The house bathroom features a stylish suite with WC, basin and bath with a shower over.

Externally the property is complemented by a private rear garden which features a patio and lawn together with flower beds and mature shrubs with ample space for seating. A gated passage leads to the front of the property where there is a cobbled area providing parking.

Overall, Strawberry Cottage would make an excellent full time, second home or holiday let in a popular location.

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.

///dominate.salary.formally

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

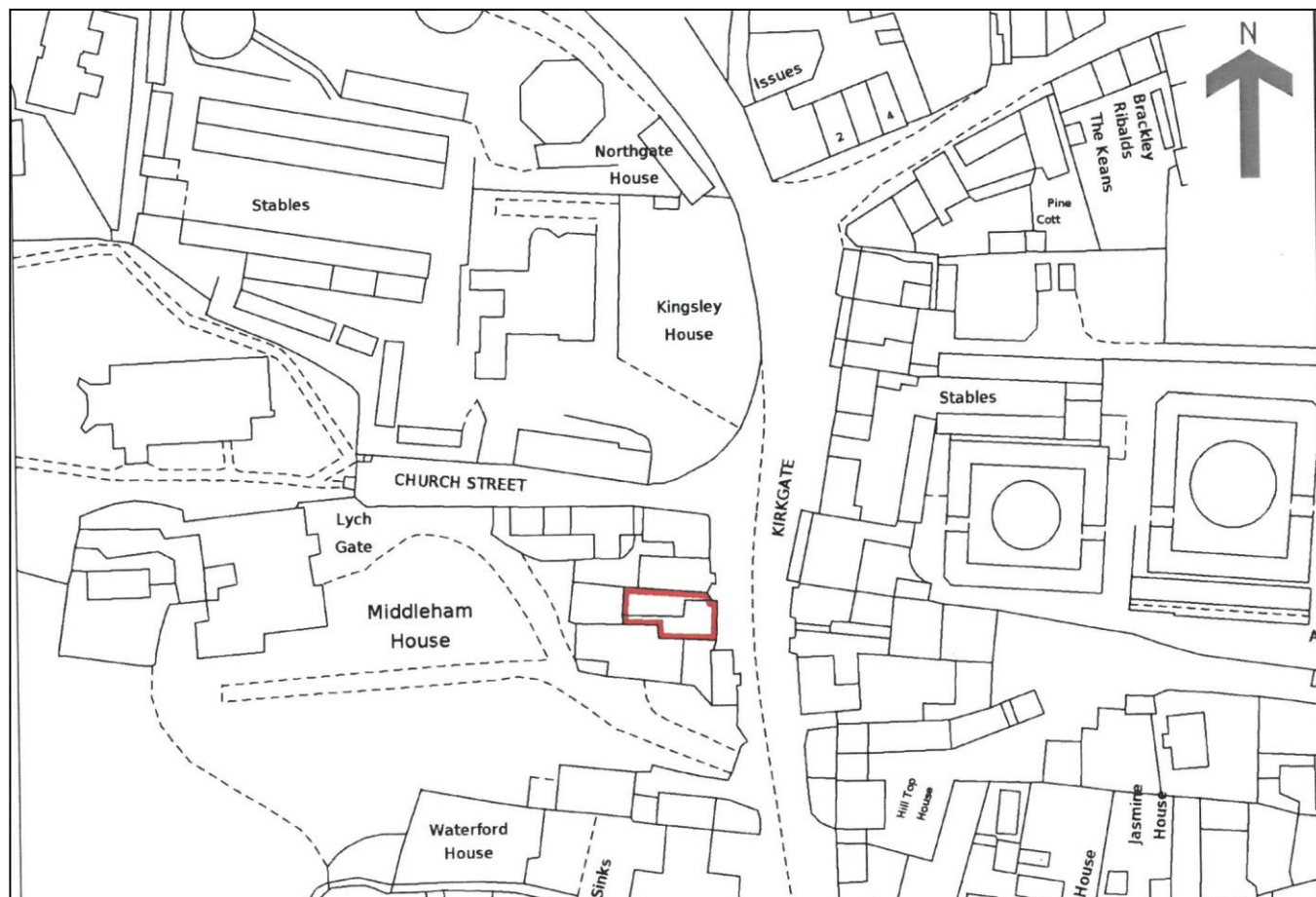
Band D.

SERVICES

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

LOCAL AUTHORITY

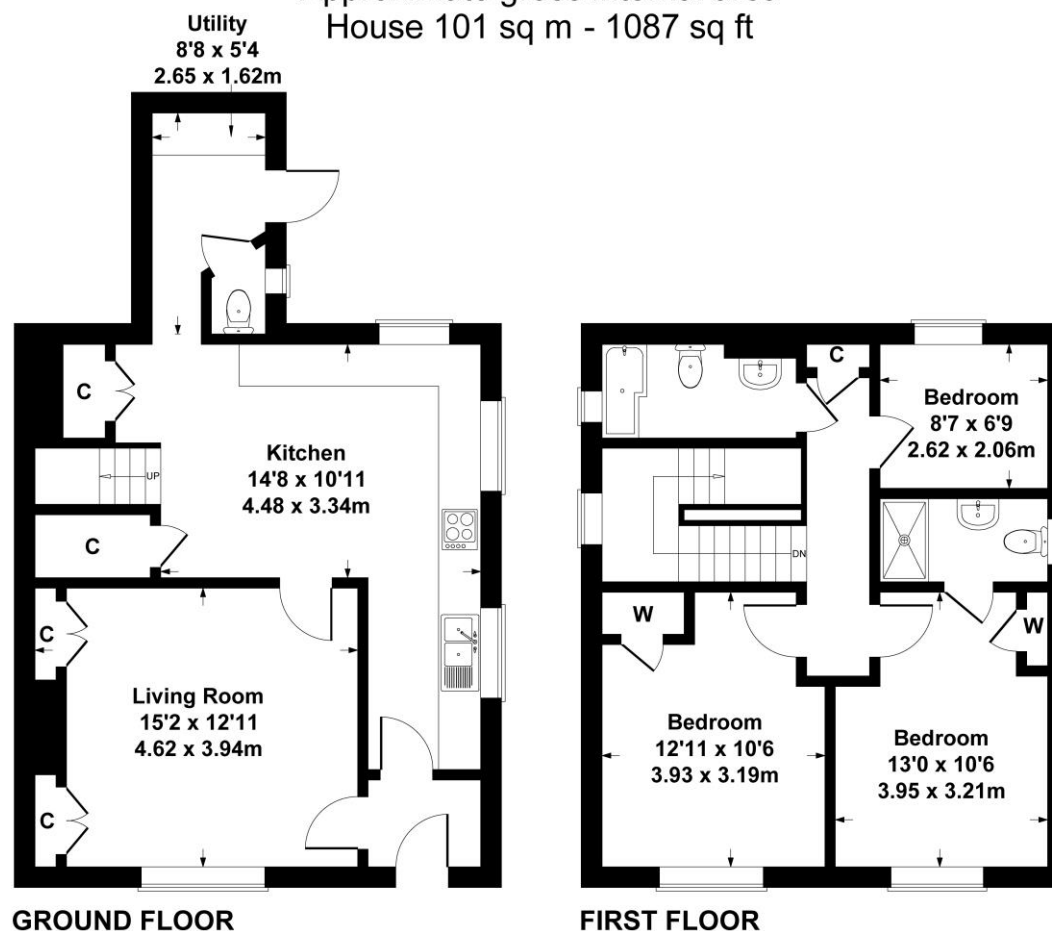
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



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Approximate gross internal area

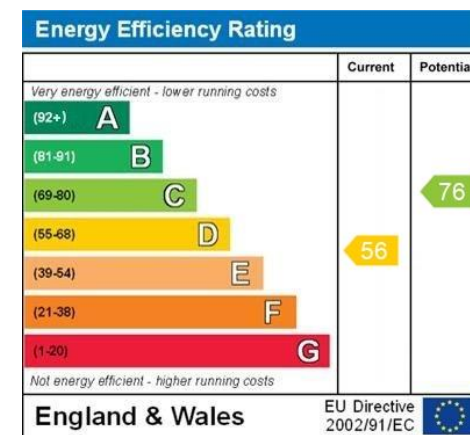
House 101 sq m - 1087 sq ft



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. 2025



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