



5 Middleham View

Harmby, Leyburn, North Yorkshire, DL8 5PY



Robin Jessop



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A Stunning and Contemporary Family House located at the End of an Exclusive Development within a Popular Village Location.

- Modern Family Home
- Stylish Kitchen Diner
- Five Double Bedrooms
- Large Garden with Feature Cave
- Paddock Extending to Over an Acre
- Double Garage with Studio Above
- Ample Parking
- Quiet Village Setting Close to Leyburn
- Guide Price: £875,000

SITUATION

Leyburn 1 mile. Bedale 10 miles A1 Interchange at Leeming Bar 12 miles. Teesside 40 miles (All distances are approx.)

5 Middleham View is attractively situated at the end of an exclusive private cul-de-sac of 5 quality properties. The property enjoys a quiet position and enjoys views of Middleham and Penhill.

Harmby is a popular village with active community including a village pub, village hall and sports facilities. The nearby market towns of Leyburn, Bedale and Richmond feature a wide range of facilities and amenities.

The position close to the A684 and the nearby A1(M) interchange at Leeming Bar also brings the larger centres of Harrogate, Teesside and York within reasonable commuting distance.

INTRODUCTION

5 Middleham View was built in 2017 and has been owned by the vendors since new. The property was built to an exceptionally high

standard by a renowned builder and has been very well maintained and improved during the ownership.

The property offers spacious accommodation extending to 2443ft² which is well suited to family living and also offers excellent work from home opportunities. An early viewing is advised.

DESCRIPTION

5 Middleham View is a substantial detached house of traditional stone construction with a tiled roof. The property stands extremely well at the end of a private road on a small development of only five quality homes.

The property has been well maintained and offers comfortable accommodation across two floors which will suit a number of buyers particularly those looking for a quality family home in a peaceful yet accessible location. The property enjoys a south facing aspect with views towards Penhill and Middleham Moor.

The property is entered into via a welcoming reception hall which provides access to the

ground floor rooms and has the staircase which leads up to the first floor.

The ground floor comprises a quality fitted kitchen with granite worktops, a good range of wall and base units together with pantry cupboards and appliances including Neff double oven, Neff grill, a Miele halogen hob, extractor hood, dishwasher and space for an American style fridge freezer. There is a useful breakfast bar dividing the room with ample space for a large family dining table.

Usefully, there is a separate utility room with a stable door out to the side, a further selection of units, plumbing for a washing machine and dryer and the central heating boiler.

The living room is located just off the dining area and has tri-folding doors out to the patio and garden at the front, and has a multi fuel stove set within a stone surround.

Also on the ground floor is a useful home office/library which could be used as a sixth bedroom if required, two further double

bedrooms and a ground floor bathroom featuring bath, walk in shower, WC and basin. All of the bathroom suites and sanitary fittings are Villeroy & Boch.

To the first floor there are three double bedrooms and a house bathroom. The three bedrooms all have eaves storage with further eaves storage on the landing. The principal suite has an ensuite bathroom and also has double doors leading onto a balcony which allows stunning views towards Middleham and East Witton.

GARAGING & OUTBUILDINGS

Externally the property is complemented by a double garage with a most useful annexe above. This room features a kitchenette and WC and would make an excellent studio, gym, home office or holiday let (subject to obtaining the necessary consents). The garage provides excellent storage and ample space for two large vehicles.

GARDEN

The gardens wrap around the property and are enclosed by a mix of fenced and walled

boundaries with the quarry wall providing unique feature to the rear. The gardens offer a good-sized lawn, a range of mixed flower beds and patio areas. There is a raised vegetable patch with soft fruits and a feature cave with lighting.

LAND

There is also a most useful 1-acre paddock which is enclosed by dry stone walled boundaries and offers good grazing. This offers uninterrupted views of Penhill and Middleham and would be well suited to a pony.

Overall, 5 Middleham View offers a unique opportunity to purchase a high-quality family home with land in a quiet, edge of village location. Viewing is strongly advised.

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.

We will then 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 being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Tim Gower MRICS or Mr. Mitchell Corney MRICS as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

Tenure

The property is freehold and vacant possession will be given upon completion.

Council Tax

Band G.

Energy Performance Certificate

Energy Rating B.

Boundaries

The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

Agents Note

Builders Guarantee with 4 years remaining.

Services

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

Fixtures & Fittings

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

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.

///duck.drags.curving

Local Authority

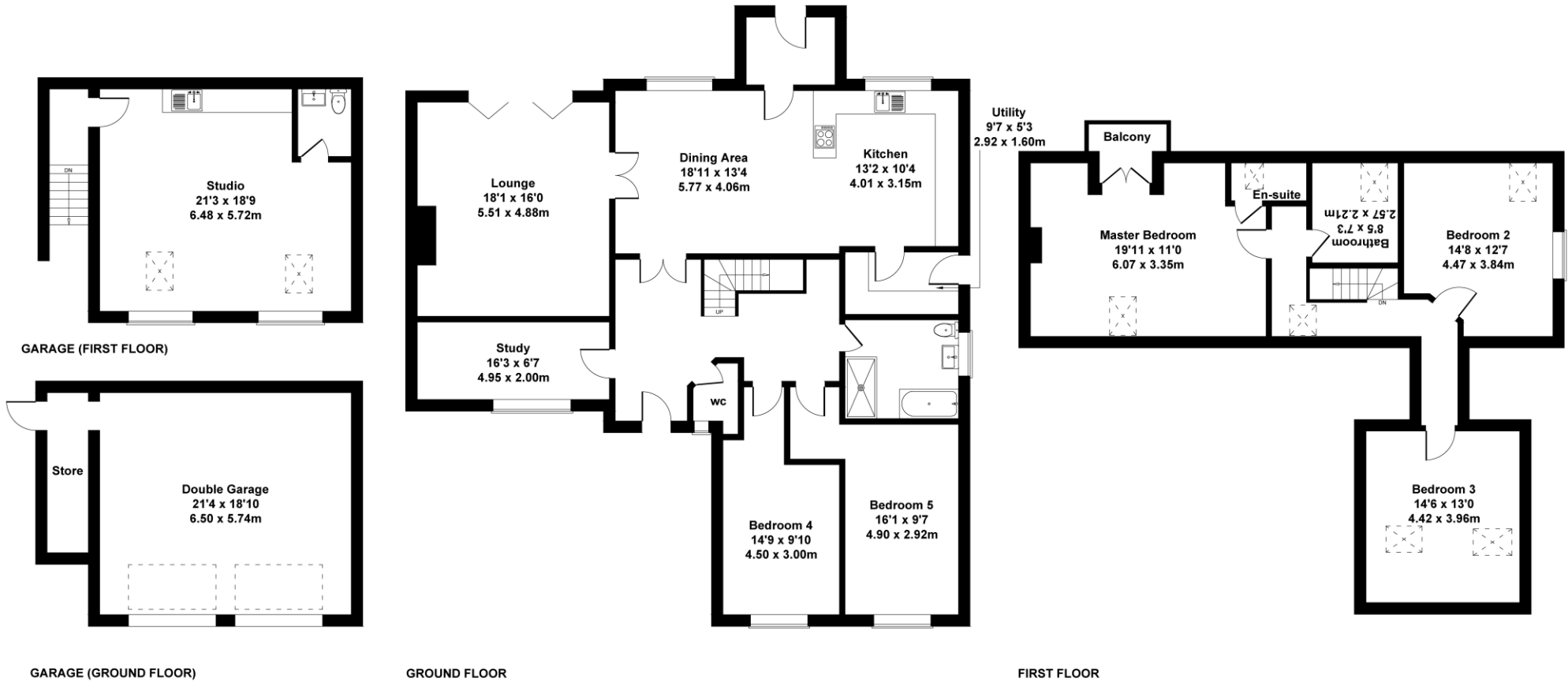
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780





5 Middleham View, Harmby

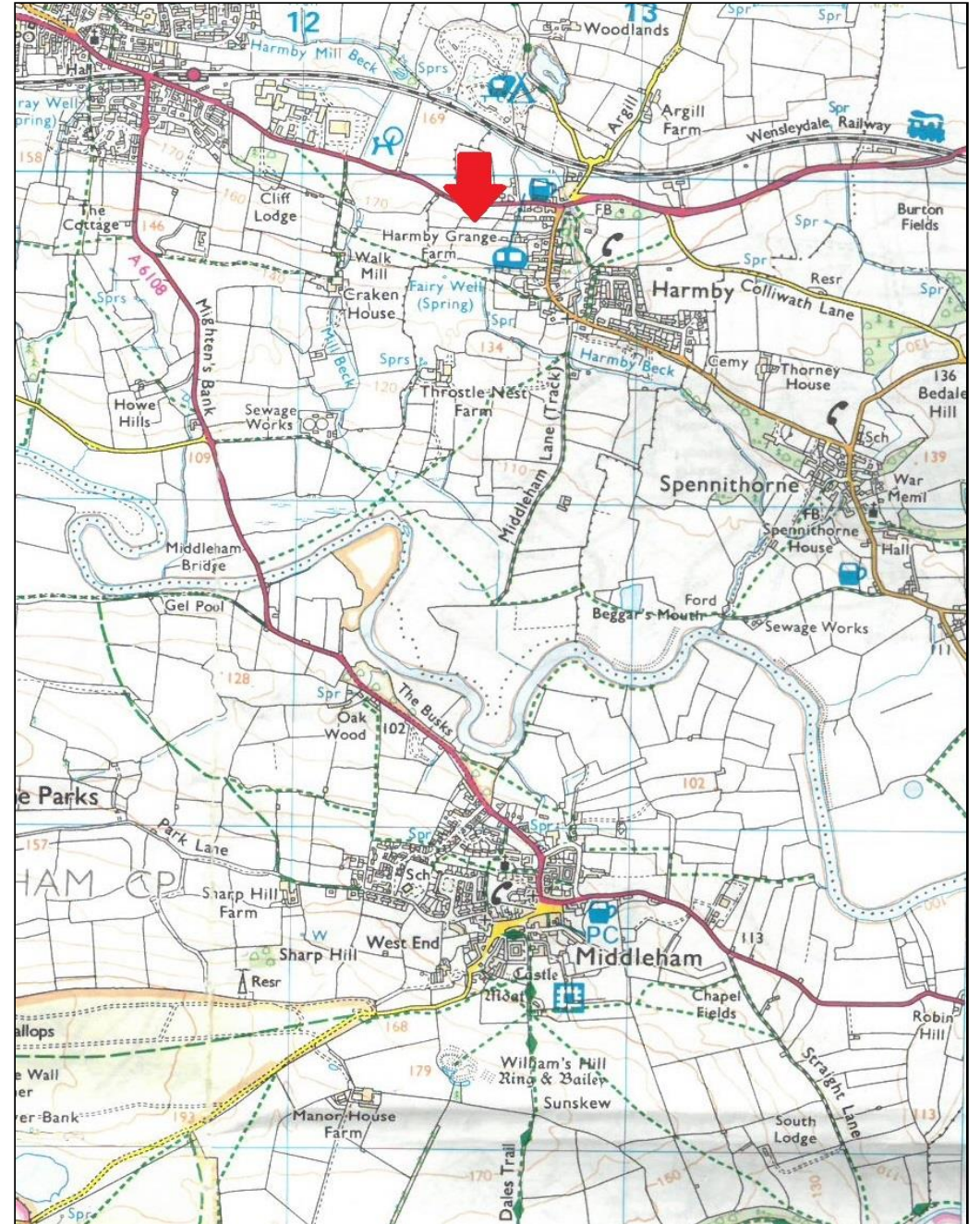
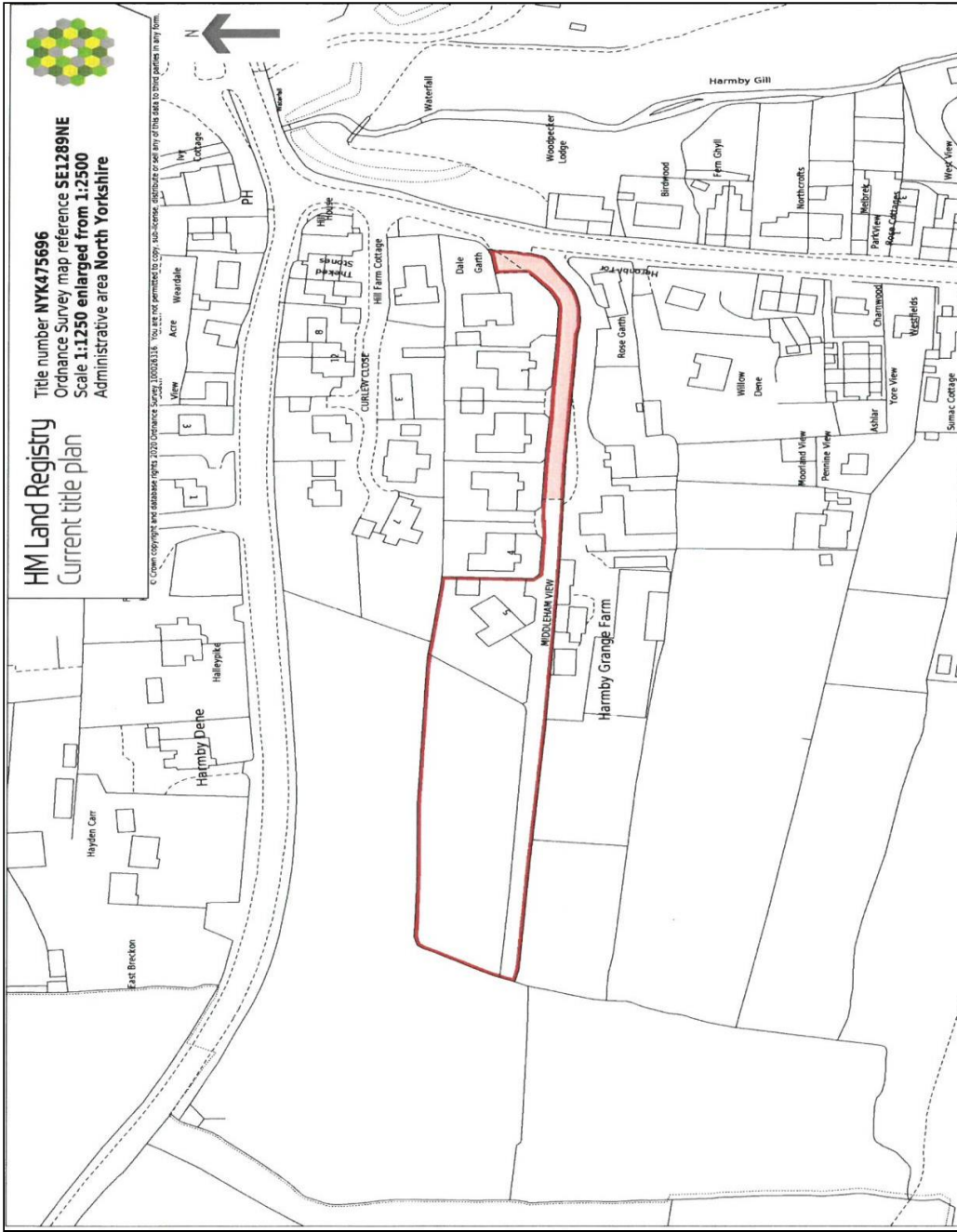
Approximate gross internal area
 House - 227 sq m - 2443 sq ft
 Garage - 80 sq m - 861 sq ft
 Total - 307 sq m - 3304 sq ft



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.

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