



Arkle Cottage

West End, Middleham, Leyburn, North Yorkshire, DL8 4QL



Robin Jessop

A WELL PRESENTED AND UPDATED CHARACTER COTTAGE IN THE POPULAR RACING TOWN OF MIDDLEHAM

- Spacious Character Cottage
- Three Bedrooms
- Very Well Presented Throughout
- Large Low Maintenance Courtyard
- Off Street Parking for Two Vehicles
- Ideal Bolt Hole or Holiday Let
- Guide Price: Offers In Excess of £350,000

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

Arkle Cottage is a deceptively spacious, stone-built character cottage which is peacefully tucked away within the popular town of Middleham.

The property is very well appointed and presented throughout. It is partially double glazed and benefits from modern electric heating which is programmable.

The property is entered via a useful entrance hall with tiled floor running throughout and into the kitchen diner. There is a useful cloakroom and an area for jackets and coats. The kitchen diner has underfloor heating throughout and features a good range of units complemented by granite worktops together with integrated



appliances including a fridge freezer, microwave, oven and ceramic hob. There is also ample space for a dining table. Usefully, there is a separate utility room.

The living room is a good sized and has a triple aspect making it light and airy. There is a traditional fireplace with a multi fuel stove on a stone hearth. There is a further garden room which provides a peaceful space for reading or a home office.

To the first floor there are three bedrooms and a house wet room with walk in shower, hand basin, WC and underfloor heating throughout. The main bedroom is a good sized with a dual aspect, fitted wardrobes and an open ensuite with freestanding roll top bath, a pedestal wash basin and underfloor heating.

Externally the property is complemented by a delightful stone flagged courtyard to the rear which provides a private area for seating together with parking for two vehicles. There is further off street parking available nearby. Usefully, there is a summer house which provides additional seating or could be used as a potting shed/garden store.

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.

[///patching.gold.foresight](http://patching.gold.foresight)

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

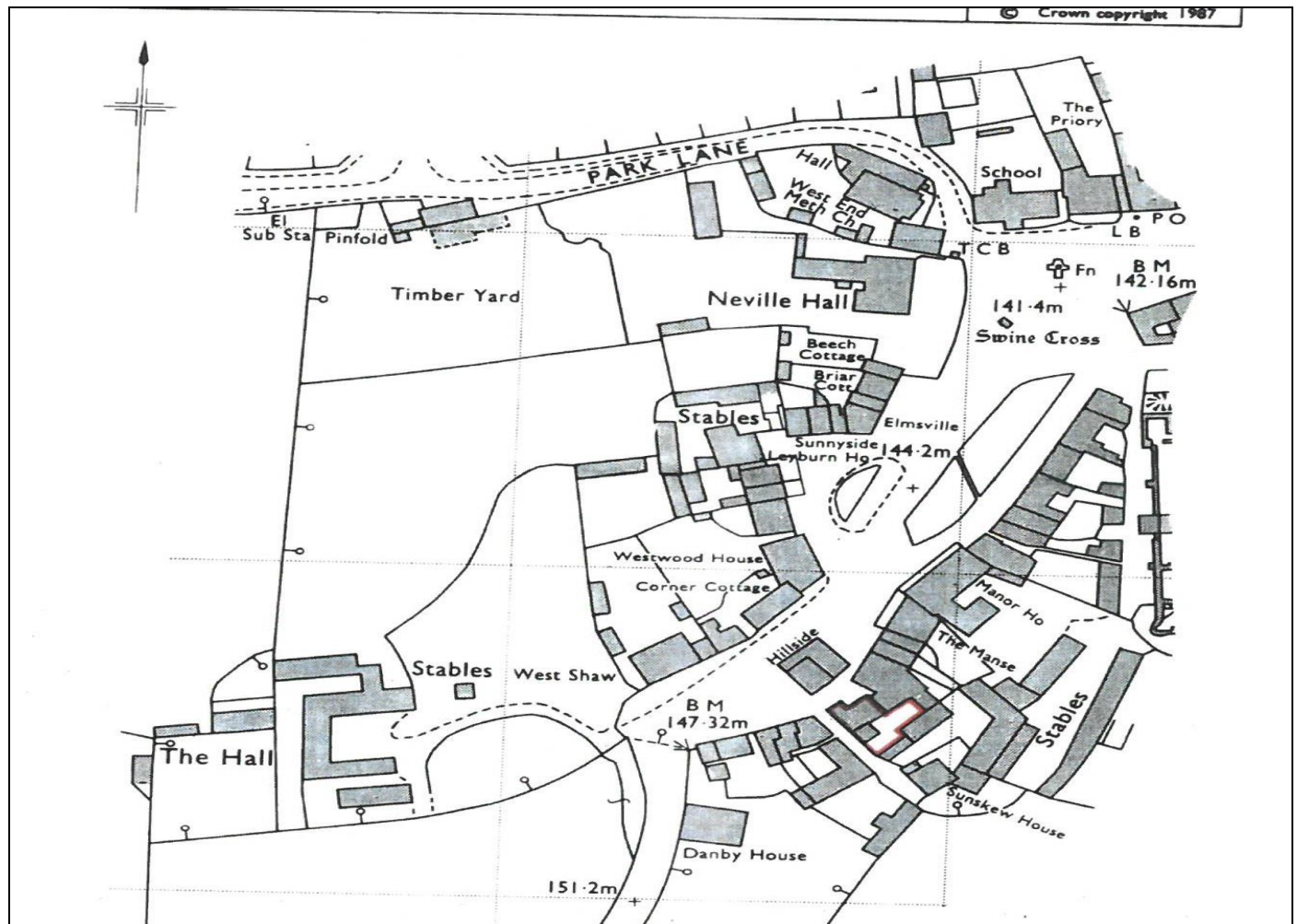
Mains electricity. Mains water. Mains drainage. The property is served by electric heating throughout which is programmable and can be controlled remotely via a mobile app.

BROADBAND

Broadband connection available.

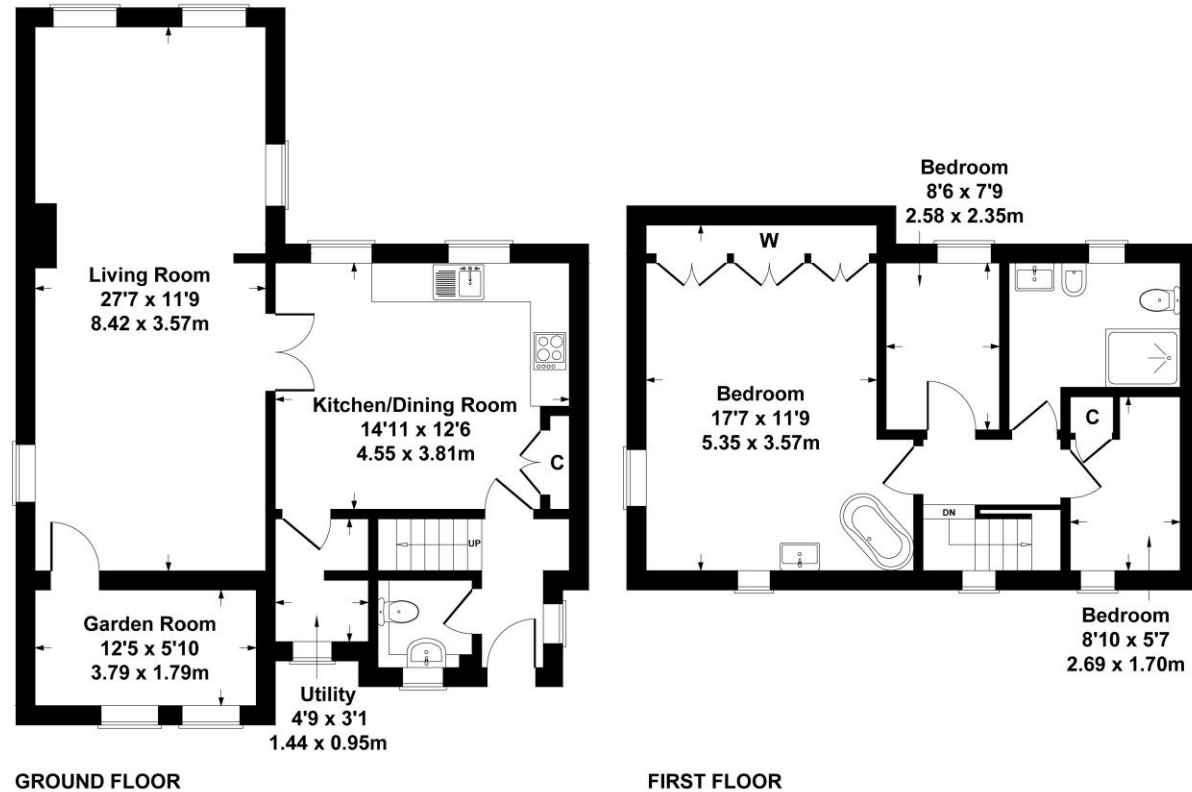
LOCAL AUTHORITY

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



Arkle Cottage, West Witton

Approximate gross internal area
107 sq m - 1152 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		38
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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