



White Swan Cottage

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



Robin Jessop

A CHARACTERFUL COTTAGE SITUATED IN THE HEART OF MIDDLEHAM, A POPULAR HORSE RACING TOWN

- Stone Built Character Cottage
- Comfortable Two Bedroom Accommodation
- Quality Fixtures & Fittings Throughout
- Currently Running as a Holiday Let
- Quiet Town Location
- Ideal First Time Home, Second Home or Holiday Let
- Guide Price: £215,000

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

White Swan Cottage is a traditional stone cottage which stands well in a secluded position in the town of Middleham. The property is in good order and retains character features including exposed stone, beams and wooden floors and is currently run as a holiday let.

The property is entered into via a glazed front door which leads to an open plan kitchen/living room which is a good size and has a wooden floor throughout. The cosy living area surrounds a multi fuel stove and has an exposed stone feature wall. The kitchen area offers a stylish range of fitted units and breakfast bar seating which is complemented by a useful range of appliances. These include an electric oven and hob, slimline dishwasher, washing machine and a fridge.



To the first floor there are two double bedrooms, each with exposed beams and a modern house shower room with quality fittings.

The property is approached via a shared access across a graveled courtyard with a small area for plants to the front. The courtyard is to be kept clear.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800

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.

///drizzly.bounding.rigid

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

BUSINESS RATES

Current Rateable value £1,925 (1st April 23 to present)

SERVICES

Mains electricity. Mains water. Mains drainage. Electric heating. Broadband connection available.

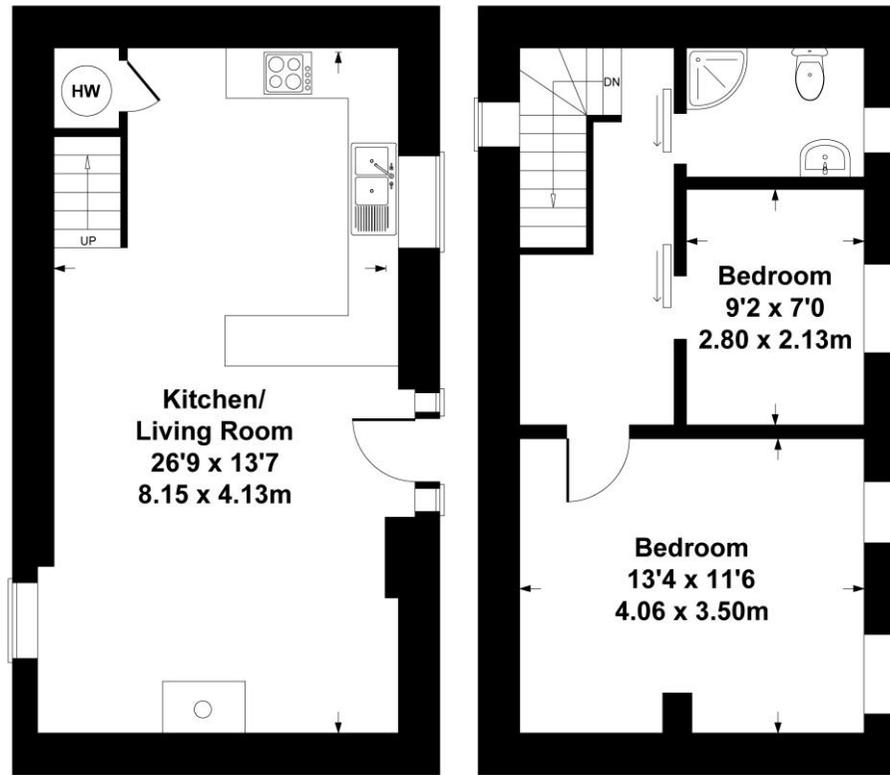
LOCAL AUTHORITY

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



White Swan Cottage, Middleham

approximate gross internal area
Total 68 sq m - 732 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

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

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM