



Wesley Cottage

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





Wesley Cottage is situated just off the upper market square within the picturesque and historic town of Middleham. This delightful mid-terrace period cottage dates back to the 18c and offers light and spacious accommodation over three floors. The current owners have recently carried out a sympathetic yet comprehensive programme of restoration and remodelling, creating a stylish and comfortable home, perfectly suited for first time buyers or as an investment property. The ground floor accommodation offers a fabulous open plan sitting room and kitchen with a range of fitted, painted cabinetry, complemented by woodblock work surfaces and integrated electric oven/hob and fridge.

Wesley Cottage is currently utilised as a holiday cottage, achieving significant income. (full details available from the selling agent).

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Approximate Gross Internal Area
Ground Floor = 251 sq ft / 23.3 sq m
First Floor = 247 sq ft / 23.0 sq m
Second Floor = 247 sq ft / 23.0 sq m
Total = 745 sq ft / 69.3 sq m

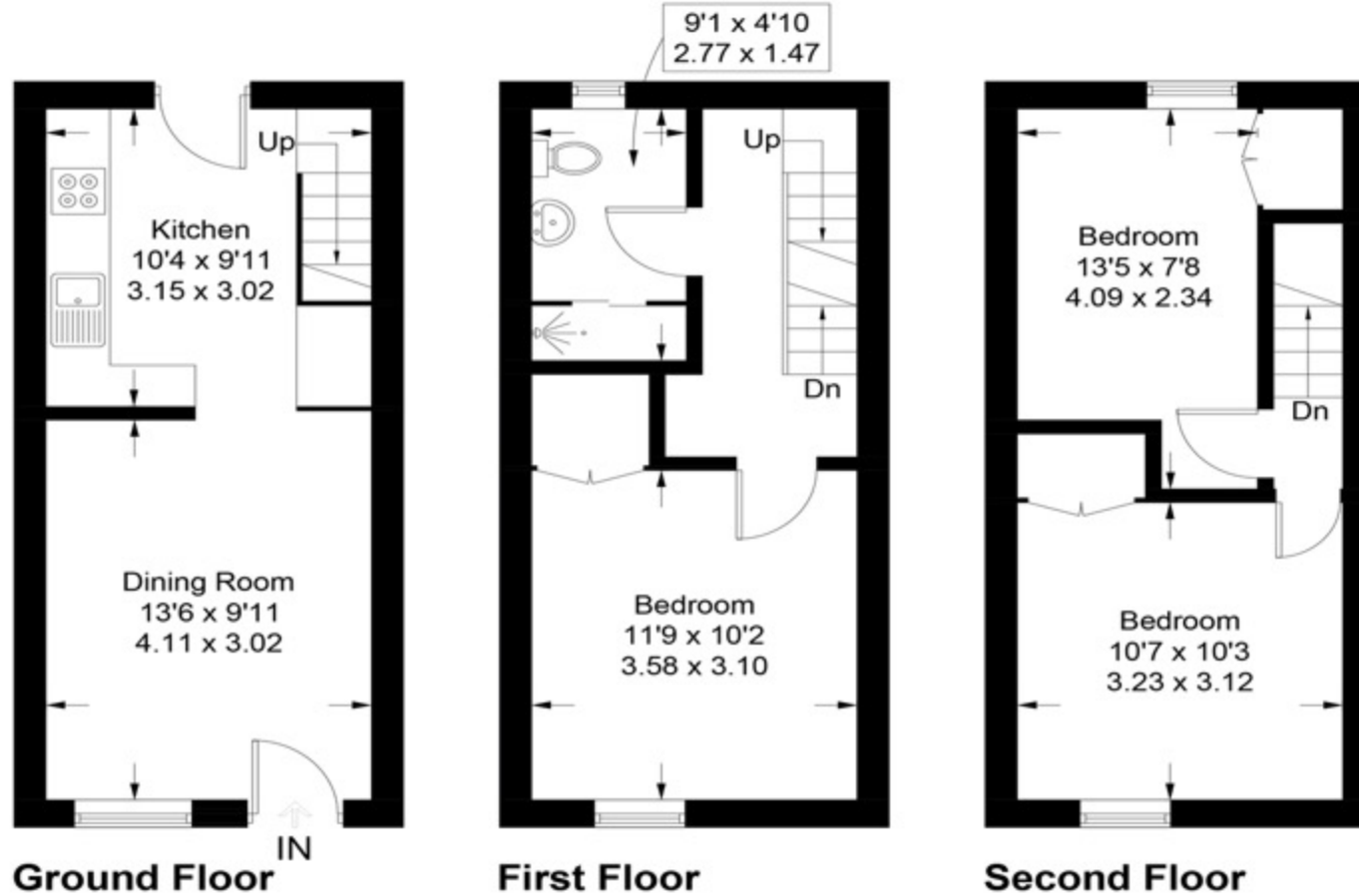


Illustration for identification purposes only, measurements are approximate, not to scale.

To the first floor is a generous double bedroom with fitted storage and beautifully appointed shower room with walk in shower and contemporary white sanitary ware. To the second floor is a further double bedroom and third single bedroom.



A private courtyard garden to the rear of Wesley Cottage unveils a world of natural beauty and tranquility.

This secluded oasis, discreetly tucked away behind the cottage, offers a sanctuary from the outside world.

What sets this courtyard garden apart is the commanding presence of high stone walling that envelops the space. These weathered stones, create an enclosure that conveys a timeless sense of history.





LOCATION

The historic and picturesque market town of Middleham has so much to offer. Famous for its twelfth century castle, the childhood home of Richard III, and its thriving racehorse training industry. Middleham is set in the beautiful countryside where Coverdale and Wensleydale meet. The town is elegantly arranged around two market squares surrounded by Georgian buildings, interesting shops, galleries and cafés. The area around Middleham has splendid walks that can take you up onto the heather moorland and is a great base for cycling - either high into the Dales or on the easier rolling roads to the east.

WENSLEYDALE

One of the Yorkshire Dales, Wensleydale is the upper valley of the River Ure. It is best known for its cheese, the Wensleydale Creamery production is based in Hawes.

You will likely have also heard of its two famous ales, the Black Sheep Brewery and the Theakston Brewery in Masham.

East Witton in lower Wensleydale is an Area of Outstanding Natural Beauty and has a great traditional Yorkshire pub, The Blue Lion. Leyburn is a pleasant market town with cafes, restaurants, and boutique shops.

The waterfalls at Aysgarth Falls, as featured in Robin Hood: Prince of Thieves, are a 15-minute drive away; this stretch of the River Ure and its 30-metre drop is spectacular.

The larger towns of Richmond, Leyburn and Bedale are within easy reach.

Middleham is conveniently located to Northallerton and Thirsk train stations, providing excellent access to the national rail network with direct links to London Kings Cross. With good reason, the Yorkshire Dales has recently been named the Best National Park in Europe.

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Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Electric radiators throughout.

Fixtures and Fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating E: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion. No onward chain.

Mileages: Leyburn 2.3 miles, Masham 8 miles, Bedale 10 miles, Richmond 11 miles, A1(M) 12 miles (All mileages are approximate.)



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