



The Old Manse

West End Middleham Leyburn North Yorkshire DL8 4QL

The Old Manse is an exceptional property situated in one of North Yorkshire's most historic towns. With origins dating back to the 18th century, the property is traditionally constructed of mellow natural stone under a stone tiled roof.

Grade II listed, and set just off the upper market square, The Old Manse has recently undergone an extensive and complete transformation resulting in beautifully designed accommodation which combines the characters of its origin, sitting alongside stylish contemporary fixtures and fittings.

This stunning family home enjoys light and spacious, beautifully presented accommodation arranged over three floors.

The property also benefits from landscaped private walled gardens with wonderful views over the adjacent Middleham Castle.





The internal accommodation is entered via the welcoming reception hall with beautifully restored original tiled flooring, giving an immediate indication of the period features and tasteful accommodation on offer. To the left of the hall is a light and spacious sitting room, with deep bay windows with window seat, period stone fire surround with log burning stove and stone flagged flooring. The ground floor accommodation benefits from underfloor heating throughout.





At the heart of this lovely home is the spacious and light filled dining kitchen, which boasts an extensive range of recently installed, painted cabinetry, complemented by woodblock work surfaces. Integrated appliances include an electric oven and induction hob, dishwasher, Belfast sink and limestone stone flooring.

There is ample space for a dining table in this lovely informal entertaining space.

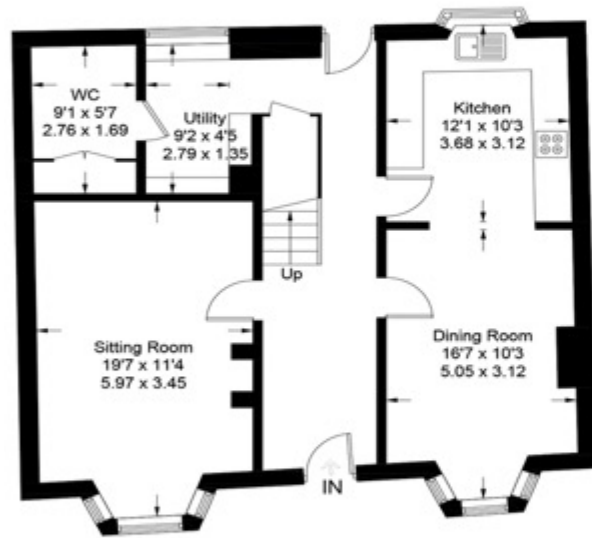
To the rear of the ground floor is a very useful utility room/laundry with fitted cabinetry and stainless steel sink. Adjacent to the utility room is the cloakroom.

Direct access to the terrace and gardens are from the rear of the reception hall.

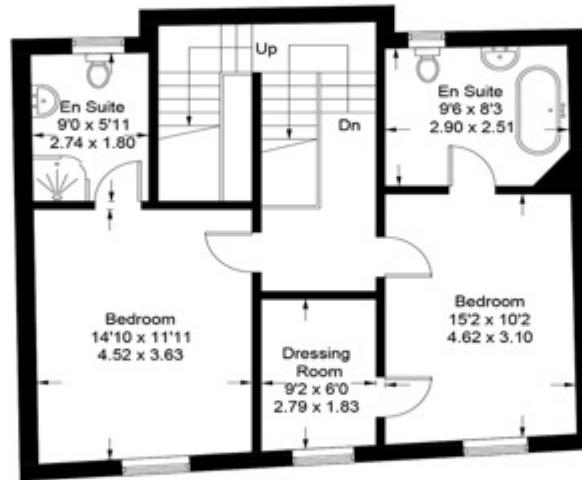


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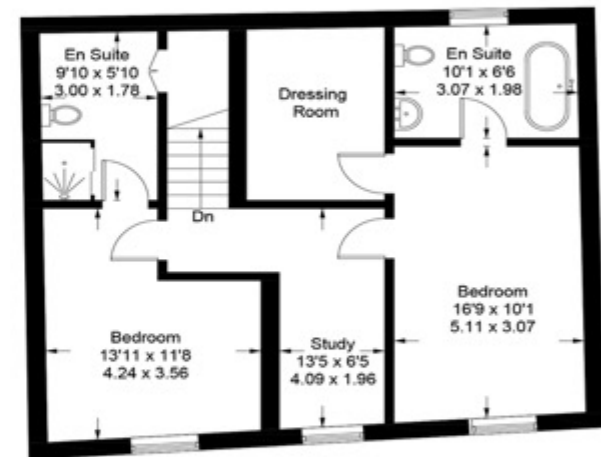
Approximate Gross Internal Area
Ground Floor = 773 sq ft / 71.8 sq m
First Floor = 720 sq ft / 66.9 sq m
Second Floor = 701 sq ft / 65.1 sq m
Total = 2194 sq ft / 203.8 sq m



Ground Floor



First Floor



Second Floor

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



The original staircase leads to a half landing with feature window which enjoys stunning views over the rear gardens and to Middleham Castle. The first floor landing gives access to a generous principal bedroom with adjoining dressing room with fitted shelving and hanging space. The principal bedroom also boasts a luxuriously appointed en-suite bathroom with tongue and groove panelling, freestanding claw foot bath and white sanitary ware. A further double bedroom on the first floor enjoys an en-suite shower room with modern white sanitary ware with chrome fittings.

The split landing leads to a further staircase which accesses the second floor accommodation, housing a stunning guest bedroom with dressing room and en-suite bathroom, featuring a freestanding slipper bath and modern white sanitary ware. A further double bedroom boasts an en suite shower room.

To complete the internal accommodation is a separate study area with fitted desk and shelving.

Early inspection of this fabulous home is highly recommended.

INTERIOR

Ground Floor

Reception Hall
Sitting Room with log burning stove
Dining Kitchen
Utility Room/Laundry
Cloakroom

First Floor

Landing
Principal Bedroom with Dressing Room and En-suite Bathroom
Double Bedroom with En-suite Shower Room

Second Floor

Guest Bedroom with Dressing Room and En-Suite Bathroom
Double Bedroom with En-Suite Shower Room
Study Area

EXTERIOR

Front Garden with Wrought Iron Railings
Landscaped Terraced Gardens
Garden Store
Log Store

**Please note that the adjoining Wesley Cottage is also owned by the sellers of The Old Manse and is being offered for sale by separate negotiation at a guide price of £295,000. The property is currently let out as a holiday cottage achieving a significant income.
(Full details available from the selling agents)**



The Old Manse is approached just off the upper market square with front garden bounded by original wrought iron railings.

The private and sheltered gardens to the rear are a wonderful feature of this lovely home and unusual to this type of property being in such close proximity to the town centre.

Directly accessed from the reception hall is a stone flagged pathway leading to a raised central lawn bordered by herbaceous and shrub beds.

A decked entertaining area is a fabulous place to enjoy the long summer evenings.

The gardens are bounded by high natural stone walling giving a wonderful feeling of privacy and seclusion.

The gardens have been landscaped, designed and planted to provide colour and interest throughout the seasons.



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.

Within the town is the Church of England primary school, additional schooling for primary and secondary aged children, can be found in nearby Leyburn.

Middleham is conveniently located to the A1(M) and Northallerton and Darlington train stations, provide 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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West End, Middleham, Leyburn, North Yorkshire DL8 4QL



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. An Air source heat pump provides the hot water and central heating.

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.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

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

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



Buchanan Mitchell

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