

The Manor House

Middleton Crescent | Middleton Tyas | Richmond | North Yorkshire | DL10 6BN

FINE & COUNTRY

Step inside

The Manor House

A statement in both scale and design, The Manor House will be an exceptional Georgian-inspired residence extending to almost 7,000 sq ft. Built in stone and finished to an exacting specification, it will combine timeless architectural elegance with contemporary luxury, featuring premium appliances, smart home technology and high-quality craftsmanship throughout. Arranged across three floors, the accommodation will provide an impressive balance of space, versatility and modern family living.

The Manor House presents a rare opportunity to acquire a residence of considerable quality and presence, where classical proportions, refined interiors and meticulous attention to detail will create a distinguished family home.

The entrance portico will open into a generous reception hall, where a sweeping staircase set within curved walls will form a central architectural feature. Double doors will lead to the principal reception rooms, including a dual-aspect drawing room with a log-burning stove and bay window, and a formal dining room with bi-fold doors opening onto the patio.

An open-plan family kitchen, dining and living space, designed for modern family life and flooded with natural light through expansive glazed doors. The high-specification kitchen will feature quality cabinetry, a breakfast bar island and premium integrated appliances, alongside a dedicated prep kitchen providing a discreet area for white goods and additional preparation space. Further practical areas will include a utility room, pantry and boot room, as well as two cloakrooms, accessed from the boot room and entrance hall.

A separate sitting room, accessed from both the kitchen and entrance hall, will provide an additional reception space with sliding doors to the rear garden.

The first-floor galleried landing will feature an oak-framed and glass balustrade and lead to four of the six-bedroom suites, together with a staircase to the second floor. The principal suite will include a dressing room and en-suite bathroom, while the second suite will benefit from a Juliette balcony. The second floor will comprise a spacious landing with a porthole feature window, two further double bedrooms with en-suite shower rooms, and a versatile multi-purpose room suitable for use as a gym, studio or playroom.







Developer's Insight

"Copperfield Park is an impressive, modern development within North Yorkshire, offering a combination of traditional craftsmanship, architectural character and high-quality construction. Set within approximately 11 acres and comprising 25 individually designed homes, the development enjoys a distinct sense of exclusivity.

Stone walls, estate fencing, landscaped green spaces and a carefully considered mix of house styles create an attractive and established setting with a timeless appeal. Traditional materials have been used including slate roofs, locally-sourced stone and brick exteriors and sash windows blend together beautifully, and are surrounded by picturesque countryside.

*What particularly stands out is the balance between rural village life and excellent connectivity. The village itself offers a sense of community, with amenities including a primary school, village shop, church and public house, while superb transport links provide convenient access across the region. Nearby Middleton Lodge further enhances the lifestyle offering, with its renowned restaurants, luxury spa and extensive walking trails on the doorstep, making this an exceptional location for those seeking the best of country living without compromising on accessibility."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Step outside

The Manor House

Set behind electric gates and a stone-walled entrance, with wrought-iron estate fencing enclosing approximately three-quarters of an acre of private grounds. A substantial block-paved driveway provides extensive parking, complemented by substantial flower beds and borders, a central water feature and a detached triple garage with electric doors.

Wrap-around gardens will surround the property, with patio seating areas designed to enjoy the private setting, particularly to the rear.

Location
Middleton Tyas is one of North Yorkshire's most sought-after villages, combining a strong sense of community with excellent accessibility. The village offers a well-regarded primary school, popular village shop and traditional pub, while nearby highlights include the renowned Middleton Lodge Estate with its award-winning restaurants and a luxury spa.

Positioned just east of Scotch Corner, with excellent access to the A1(M) and A66, the village is ideally placed for commuting throughout Yorkshire, the North East and Teesside. The historic market town of Richmond lies approximately five miles away, while Darlington, around nine miles, provides an extensive range of shopping, leisure and educational facilities, together with a mainline rail station offering direct services to London, York, Durham and Newcastle.

The area is particularly well served by both state and independent schooling, including Barnard Castle School, Yarm School, Aysgarth School and Queen Mary's School, together with a selection of highly regarded secondary schools in Richmond and Darlington.

For those who enjoy the outdoors, Middleton Tyas is perfectly positioned between the Yorkshire Dales and North York Moors National Parks, with numerous walking, cycling and sporting opportunities nearby. Rockliffe Hall, Richmond and Darlington golf clubs are all within easy reach, while the picturesque North Yorkshire coastline, including Saltburn and Whitby, can be reached within an hour. Durham Tees Valley Airport is approximately 11 miles away, with Newcastle and Leeds Bradford airports both accessible in around an hour.

Directions
Please visit the show home office, located to the right-hand side when entering Copperfield Park. The show home office is located to the rear of the show home. Please contact the marketing agent for further information regarding the opening hours.

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Services, Utilities & Property Information
Utilities – Mains electricity, drainage and water. Gas fired central heating.
Tenure – Freehold
Property Type – Detached
Construction Type – Standard construction, stone built.
Council Tax – To be confirmed
Parking – Private gated parking and triple garage
Mobile Phone Coverage – Check with your provider
Internet Connection – Internet available
Public and Private rights of way – None

Other – We understand there is a management company in place, Kingston Management Company for maintenance to the public areas and green spaces. We have been advised the current management fee is £275 per annum.

Please note some of the imagery used are CGI's and the build is yet to be completed. The property may be subject to slight design alterations from the marketing CGI's used, at the Developer's discretion

Viewing Arrangements – Contact the vendor's sole agent, Fine & Country North Yorkshire and Durham for viewing arrangements.

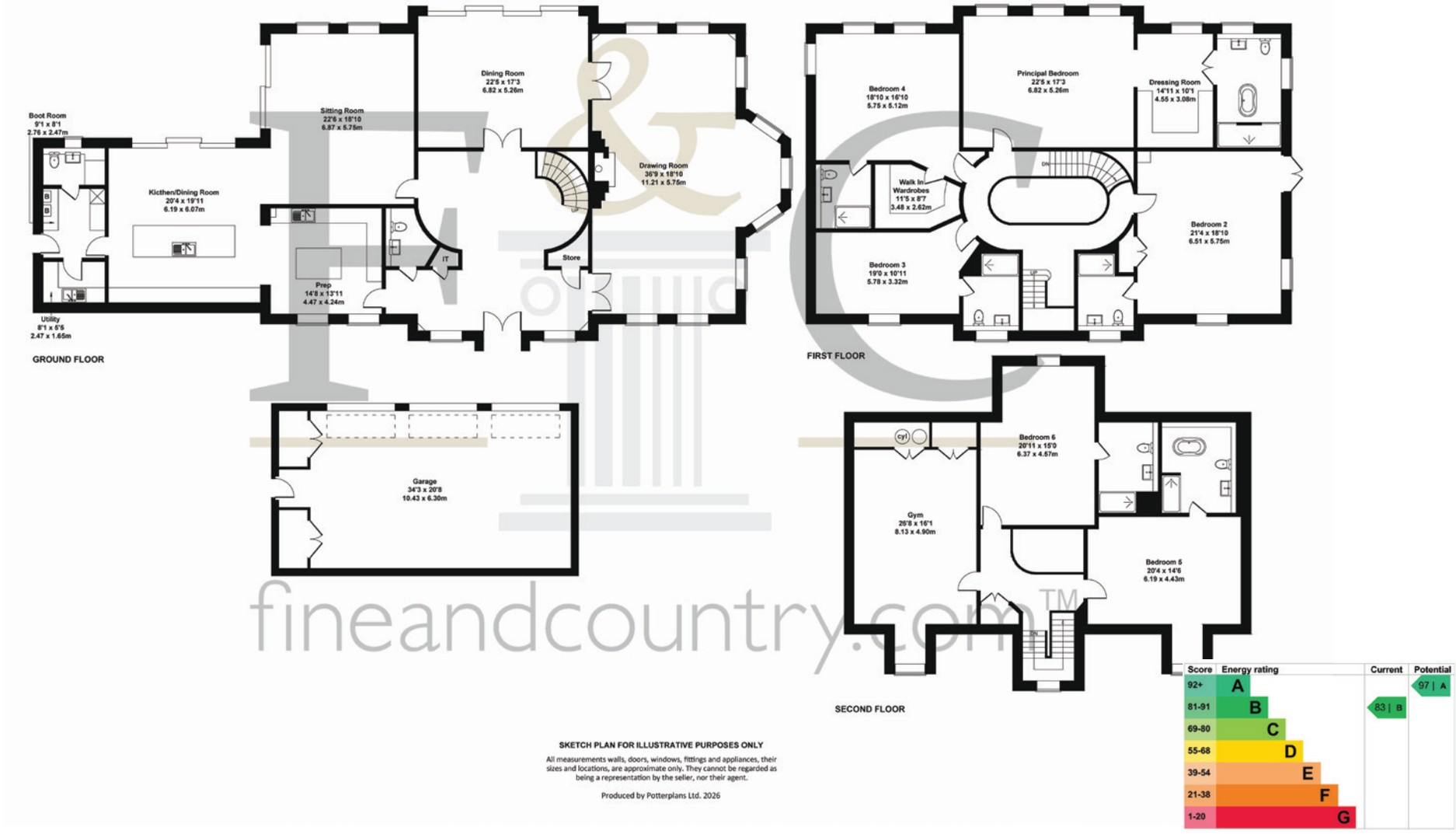






The Manor House, Copperfield Park, Middleton Tyas

Approximate Gross Internal Area
Main House = 6889 sq ft - 640 sq m
Garage = 786 sq fT - 73 sq m
Total = 7675 sq ft - 713 sq m



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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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The Property Ombudsman

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Fine & Country Durham and North Yorkshire
18 Saint Cuthbert's Way, Darlington, County Durham, DL1 1GB
0330 166 4646 | durhamandnorthyorkshire@fineandcountry.com

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