

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

FINE & COUNTRY

Step inside

2 Middleton Crescent

Combining traditional architectural, stone built design, with contemporary family living, including smart home technology throughout, high specification fixtures and fittings, the property is available for immediate occupation.

This exceptional five-bedroom detached residence, built under The Hurworth design at Copperfield Park, thoughtfully crafted to offer both elegant entertaining spaces and practical everyday comfort. This impressive stone-built home is finished in neutral tones and contemporary design.

An inviting entrance porch opens into a central reception hall, where double doors lead to a beautifully proportioned sitting room and a versatile snug or formal dining room. The sitting room has been designed to provide two seating areas, with a central double sided log burning stove, a dual aspect provides plenty of light and patio doors leading to the garden.

To the rear, there is a fantastic open-plan kitchen, dining and family space, accessed from the entrance hall through a stunning glazed atrium that floods the interior with natural light. Designed with high quality fitted cabinetry, integrated appliances and plenty of space for dining and seating areas, with sliding doors to the garden, creating an exceptional indoor-outdoor lifestyle.

The first floor is arranged around a generous landing and offers five well-proportioned bedrooms, one which is currently designed as a home office, with built in storage.

The principal suite is complete with Juliette balcony, fitted wardrobes and a private en-suite shower room, with double basin, large shower and contemporary tiling.

Two further bedrooms also benefit from en-suite shower facilities. A beautifully appointed family bathroom serves the remaining bedrooms and features both a bath and separate shower.

Ancillary Accommodation
The property benefits from a substantial, detached stone built building, within the grounds, currently utilised as the show home office, yet would make a fantastic annexe (subject to consents), home office or games room. There is an open plan ground floor living space, complete with kitchenette area, ground floor W.C, as well as two sets of sliding doors, allowing plenty of natural light. A staircase leads to a large additional space, currently with fitted cabinetry and a void, looking onto the ground floor.























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

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The property is approached by wrought iron estate fenced boundaries to the gardens and a block paved parking for several vehicles, leading up to the detached triple garage.

An enclosed front garden, with well stocked flower beds and borders, as well as a pathway leading to the front door and to the rear garden.

The rear garden is a substantial space, mainly laid to lawn, with additional well stocked flower beds and houses the additional multi-functional building.

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, village shop and traditional pub, while nearby the renowned Middleton Lodge Estate with its award-winning restaurants and 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 – TBC
Parking – Private 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.

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

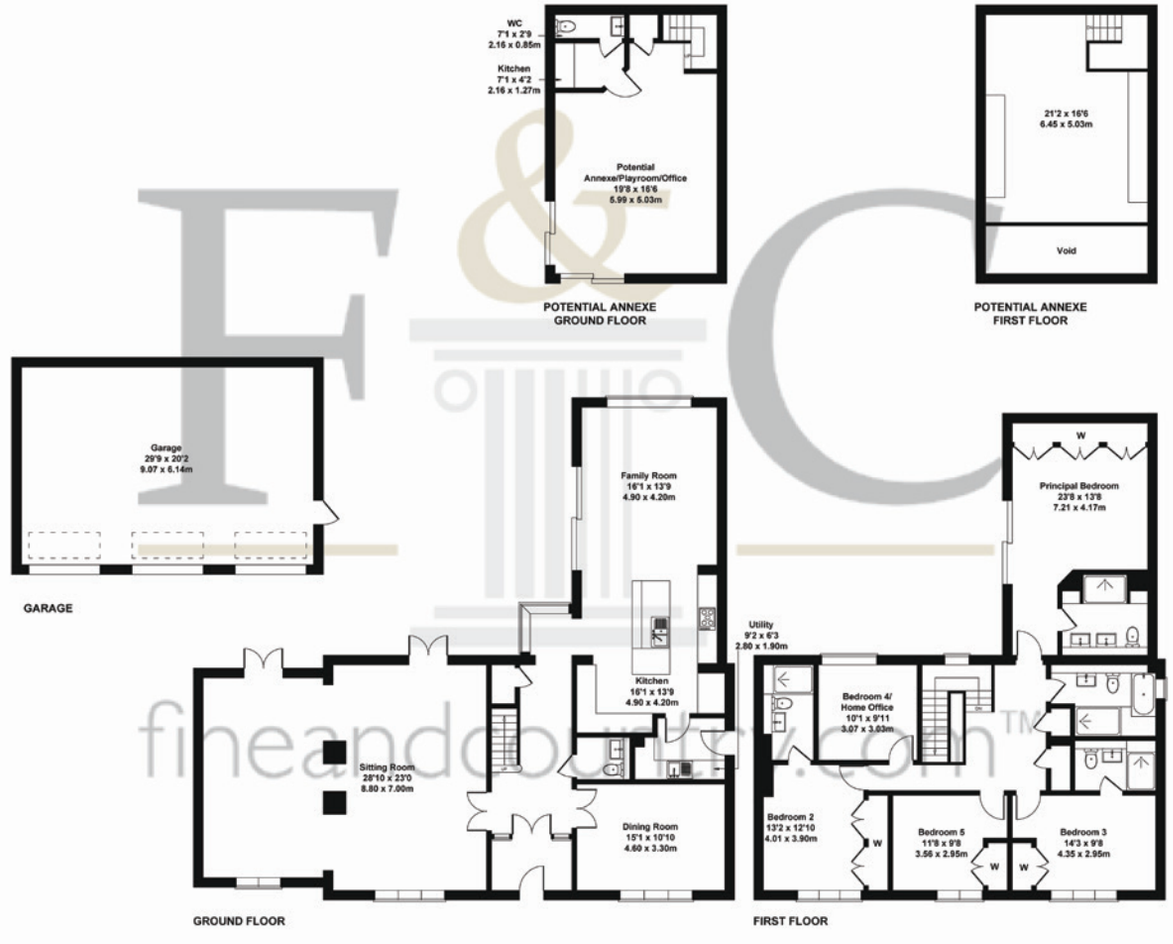






2 Middleton Crescent, Middleton Tyas, DL10 6BN

Approximate Gross Internal Area
Main House 2831 sq ft - 263 sq m
Annexe 786 sq ft - 73 sq m
Garage 603 sq ft - 56 sq m
Total 4220 sq ft - 392 sq m
(Excluding Void)



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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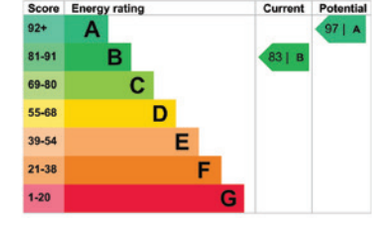

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