



Wrangbeck House

Middleham, Leyburn, North Yorkshire, DL8 4PN



Robin Jessop

A SPACIOUS DETACHED FAMILY HOUSE WITH WRAP AROUND GARDEN ON THE EDGE OF MIDDLEHAM

- Spacious & Modernised Detached House
- Four-Bedroom Accommodation
- Three Reception Rooms
- Wrap Around Gardens
- Single Garage & Driveway Parking
- Recently Updated Throughout
- Offering Further Potential
- Edge of Middleham Location
- **Guide Price: £495,000**

SITUATION

Leyburn 2 miles. Bedale 10 miles. A1(M) 12 miles. Northallerton 18 miles. Leeds Bradford and Newcastle International airports are both one-hours 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.

DESCRIPTION

Wrangbeck House is a traditional, detached family house occupying a private plot on the edge of Middleham. The property has recently been fully updated throughout and offers light, airy accommodation across two floors.

The property is entered into a welcoming reception hall with a porcelain tiled floor running throughout and a staircase leading up



to the first floor. There are three reception rooms including the living room which has a wooden floor and an open fire. The dining room has French doors out to the garden and the snug could be used as a home office or playroom if required.

The spacious kitchen diner has a good range of fitted units complemented by wooden worktops, a Belfast style sink and an oil-fired Aga. There is space for a dining table and shelving together with a Belfast sink. The kitchen has French doors out to the garden and a useful utility room with the boiler.

To the first floor there are four double bedrooms each being well proportioned. There is also a house bathroom with WC, basin and traditional cast iron freestanding bath.

Externally the property is complemented by gardens which wrap around the front and sides of the property which are mostly laid to lawn with a gravelled patio and areas for planting. The driveway provides off-road parking for several cars and there is a single garage.

Overall, the property would make an excellent family home in a popular location. An early viewing is advised.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

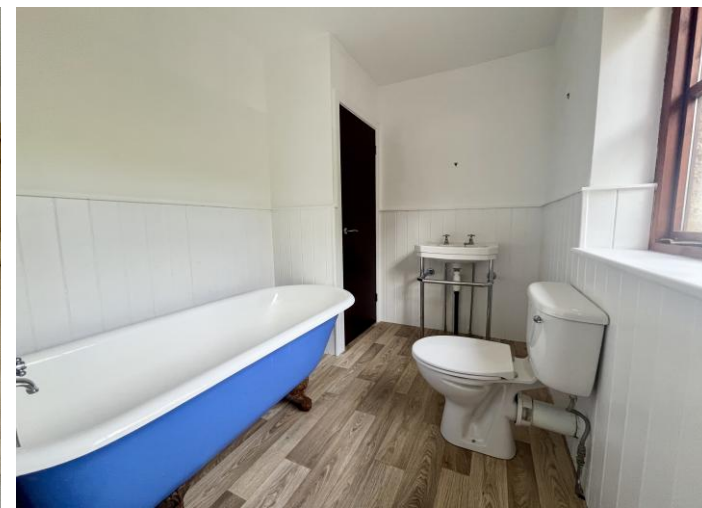
Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

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.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.



WHAT3WORDS
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FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

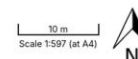
AGENTS NOTE

There was a recent leak from the upstairs water tank which affected some rooms on the ground floor. These rooms have been fully refurbished to a high standard under insurance.



Produced on Land App, Aug 20, 2026.
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Plan for Identification Purposes Only



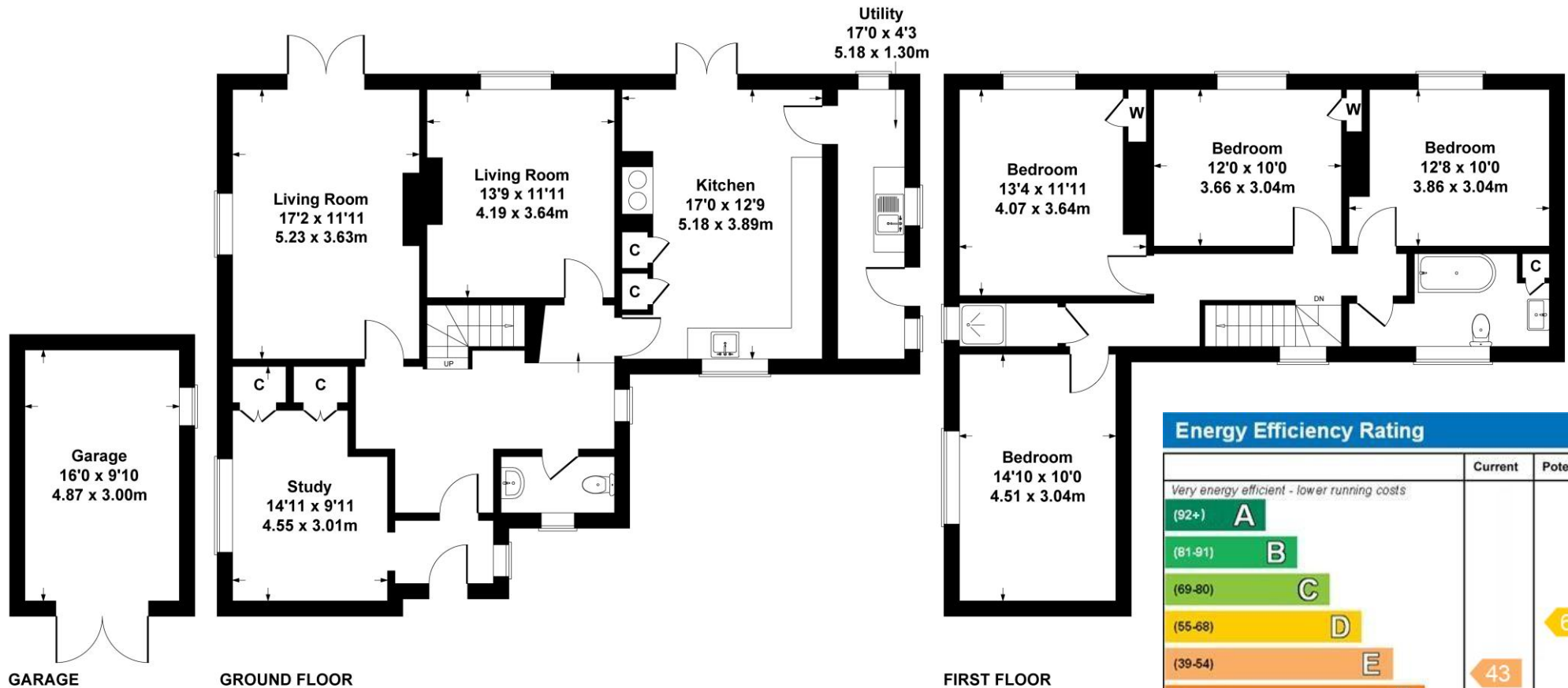
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Approximate gross internal area

House 243 sq m - 2616 sq ft

Garage 15 sq m - 161 sq ft

Total 258 sq m - 2777 sq ft



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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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