

MIDDLETON HOUSE

Middleton, Pickering



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Georgian house with adjoining flat and garage, all complemented by a beautiful south-facing walled garden

*Pickering 1.5 miles • Malton 9 miles • Helmsley 11 miles
Scarborough 18 miles • Thirsk 25 miles • York 26 miles*

Vestibule • entrance hall • 2 cloakrooms • 3 reception rooms • garden room • store room • kitchen/breakfast room • utility room • rear hall

6 bedrooms • 2 bathrooms • study • store cupboards

Flat: kitchen • sitting room • 2 bedrooms • wc • bathroom

Garage and store • summer house • timber shed

Walled landscaped gardens

In all 0.42 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

House: 4,038 SQ FT / 375.2 SQ M | Flat: 684 SQ FT / 63.5 SQ M | Garage & Store: 603 SQ FT / 56 SQ M

Total: 5,325 SQ FT / 494.7 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



First Floor



Second Floor



Ground Floor

City

Country

Coast



Middleton House is an elegant Georgian residence with an attached flat providing either ancillary accommodation or an opportunity to generate income. This handsome Grade II listed home is complemented by a large garage and beautifully landscaped walled gardens, with the whole plot extending to nearly half an acre. Lovingly maintained over many years, the property would now benefit from a programme of updating. It is offered to the market for the first time in 45 years.

- Double-fronted house and flat, attached on one side
- Eighteenth century and Grade II listed
- Versatile accommodation of nearly 5000 sq ft over 3 floors
- Self-contained flat ideal for ancillary accommodation or income generation
- Well maintained, though now requiring modernisation
- Large double garage and secure store
- Beautiful landscaped south-facing garden
- Conveniently situated between Malton and Helmsley, good access to York
- Rural and bordering the North York Moors - yet accessible



Tenure: Freehold

EPC Rating: Exempt as grade II listed

Council Tax Band: Middleton House G, Flat B

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



Middleton House, constructed of stone beneath a slate roof with brick gable-end chimney stacks, dates from the mid-eighteenth century.

The house is arranged broadly on a north-south axis, with the principal reception rooms enjoying a south-westerly outlook across the attractive landscaped gardens. The accommodation is notable for its generous proportions, high ceilings and large sash windows. A wealth of period detail has been retained, including ornate cornicing and mouldings, panelled doors and architraves, arched alcoves, fireplaces and a magnificent sweeping staircase with polished serpentine handrail rising elegantly through the house.

The dining room and drawing room connect via bifold doors and, when opened together, create an impressive 36 ft entertaining space.

The rooms feature window seats beneath four elegant sash windows, French doors opening onto the terrace and a handsome open fireplace with granite hearth and carved timber surround.

The kitchen breakfast room enjoys a garden outlook and is fitted with integrated appliances, with a door leading through to the garden room. Beyond lies the utility room where the original kitchen range remains on display. The snug enjoys additional natural light from a large bay window and centres around a cast-iron fireplace set within an ornate timber surround.

Six generously proportioned bedrooms and two bathrooms are arranged over the first and second floors, with useful walk-in storage cupboards accessed from each landing.



The second floor also includes a further store room and a small study with a north-facing window positioned above the first-floor bathroom. Bedroom 3 benefits from a wash basin set into one corner.

The Flat

The Flat is entirely separate from the principal house, accessed via a handsome front door and staircase which ascends directly to the first floor accommodation. It comprises a sitting room, kitchen, two bedrooms, bathroom and separate wc, all accessed via a central landing. The Flat has been a successful rental property for many years, but could be incorporated back into the main house, if required and subject to planning permission.

Outside

The property is set back from the road behind an attractive formal frontage laid to gravel with clipped shrubs enclosed by post-and-chain railings. A paved pathway leads to the panelled entrance door framed by pilasters and a classical pediment.

An impressive arched entrance with double gates opens into the large garage, which benefits from skylights, while a second set of double gates provides access to the rear garden. Adjoining the garage is a secure store housing the gas-fired Worcester boiler.

The rear walled garden has been beautifully landscaped and thoughtfully planted, reflecting considerable recent investment and care. Adjoining the house and garden room is a paved stone terrace ideal for outdoor entertaining. Beyond lies a sweeping lawn bordered by meandering gravel pathways, deep herbaceous beds and established planting along with a water feature. The high boundary wall, stepped along the southeastern side, creates both privacy and architectural interest, and is softened with climbing roses and ceanothus.

A timber summer house enjoys its own sunny terrace, providing a delightful setting in which to enjoy the afternoon sun. Acers, clipped shrubs, a magnolia and a variety of broadleaf trees provide structure throughout the garden, with mature evergreen trees ensuring year-round colour and privacy. At the rear boundary, a metal gate gives access to the back lane.





Environs

Middleton and Aislaby are neighbouring villages which are closely linked both socially and administratively, sharing a village hall and local community amenities. Middleton itself has a public house, The Middleton Arms, a service station with SPAR convenience store and an historic church dating from the eleventh century with significant Saxon, Norman and medieval features.

The village lies on the A170, conveniently positioned between Scarborough to the east and Thirsk to the west. Pickering is situated just over a mile away and provides a superb range of everyday amenities associated with a thriving market town. Malton railway station offers regular TransPennine rail services to York and Manchester.

To the west, Thirsk railway station lies on the East Coast Main Line, providing regular direct services to London in as little as 2 hours 6 minutes, together with connections to York, Manchester Airport, Liverpool and Hull.

Directions

Driving west into the village of Middleton, the house can be found on Main Street opposite Church Lane and the Middleton Arms pub.

What3words: ///clashing.perfectly.magma

Viewing

Strictly by appointment



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