



Middehus
Preston Under Scar



Robin Jessop

Middehus

Preston Under Scar, Leyburn, North Yorkshire, DL8 4AJ

Deceptively Spacious Former Memorial Hall in Popular Village Location

- Three Bedroom Living Accommodation
- Well Presented
- Easy to Maintain Gardens
- Off Street Parking
- Ideal Second Home
- Guide Price Offers In Excess Of £195,000

SITUATION

Leyburn 3 miles. Richmond 8 miles. Hawes 12 miles. Bedale 14 miles. A1 Interchange Leeming Bar 16 miles. (all distances are approximate).

The property is situated in the centre of the popular rural village of Preston Under Scar. It stands well on an elevated site and is ideally situated for local walks and other outdoor pursuits in this beautiful part of Wensleydale.

AMENITIES

Communications – A1(M) Interchange 25 mins. Railway Station at Leyburn and Bedale (Wensleydale Railway). Main East Coast Line at Northallerton and Darlington. Airports at Newcastle and Leeds Bradford.

Shopping – Local village store and post office in Redmire. Local market towns of Leyburn, Richmond and Hawes. Larger centres at Teesside, Harrogate, York and Metro Centre, Newcastle.

Golf – Bedale & Catterick Garrison.

Racing – Catterick, Thirsk, Ripon, Wetherby.

Leisure – Leisure Centres at Catterick Garrison, Richmond and Scotch Corner

Theatres – Richmond & Darlington.

Outdoor Pursuits – On the doorstep for walking, cycling and other activities.

DESCRIPTION

Middehus briefly comprises a very attractive and deceptively spacious property which stands extremely well in the centre of the village. It comprises a delightful conversion of part of the former memorial hall and has very light and airy accommodation. The property has been converted to exacting standards and benefits from double glazing, parking and pleasant easy to maintain gardens.

ACCOMMODATION

Living Room

Exposed beams. Feature stone fireplace with multi-fuel stove and back boiler. Shelved alcove. Night storage heater.

Radiator. Stairs to first floor.

Kitchen/Dining Room

Range of modern wall and floor units. Stainless steel sink unit. Exposed beams. Plumbing for washing machine and dishwasher. Space for fridge. Space for cooker. Night storage heater. Radiator.

First Floor

Landing

Loft access. Night storage heater.

Bedroom 1

Double room to rear. Fitted wardrobe. Radiator. Roof window with fitted venetian blind.

Bedroom 2

Small double room to front. Fitted wardrobe. Radiator. Roof window with fitted venetian blind.

Bedroom 3

Single room to front. Large cupboard over stairs. Radiator. Roof window with fitted venetian blind.

Bathroom

W.C. Wash hand basin. Bath with electric shower over. Large airing cupboard. Immersion heater. Heated towel rail. Wall heater. Radiator. Roof window with fitted venetian blind.

Outside

To the front of the property is a rockery garden together with gravelled parking for one vehicle. To the rear is a small courtyard area with raised patio seating area and delightful low maintenance rockery garden.

GENERAL REMARKS AND STIPULATIONS

VIEWINGS

By appointment with Robin Jessop Ltd (01969) 622800.

OFFERS

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

If an offer is accepted, please note that it is now a legal requirement for you to provide 2 forms of identification (one photographic either a copy of your UK Passport or Driving Licence and one with your address on). 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.

TENURE

Freehold with vacant possession upon completion.

METHOD OF SALE

The property is for sale by private treaty. However, we retain the right to conclude the sale by any means at our discretion.

SERVICES

The property has mains electricity, mains water and mains drainage. It has night storage heating and solid fuel heating via the back boiler which heats the water and radiators.

COUNCIL TAX

Band C.

FIXTURES AND FITTINGS

Only those fixtures and fittings specifically referred to in these particulars are included in the sale, however white goods presently at the property may be available by separate negotiation if required.

BOUNDARIES

The Vendor will only sell such interest as he has in the boundary fences, hedges and

walls etc. and other boundaries separating this property from other properties not belonging to them.

COVENANTS, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage support and easements, and to all restrictive covenants and existing and proposed Wayleaves for masts, stays, cables, drainage, water, gas and other pipes whether mentioned in these particulars or not.

IMPORTANT NOTICE

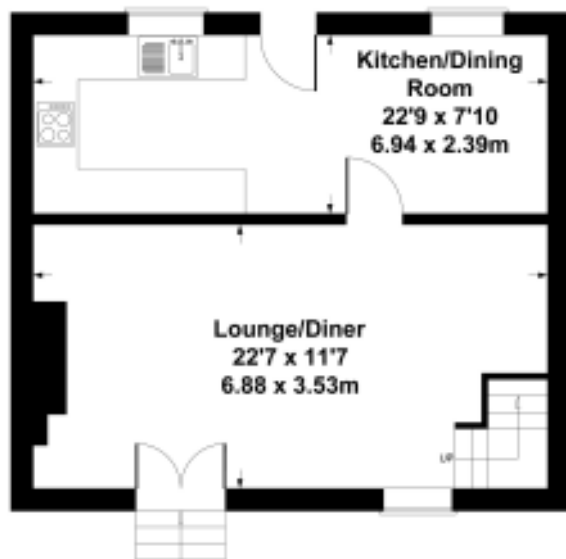
Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

ENERGY PERFORMANCE CERTIFICATE

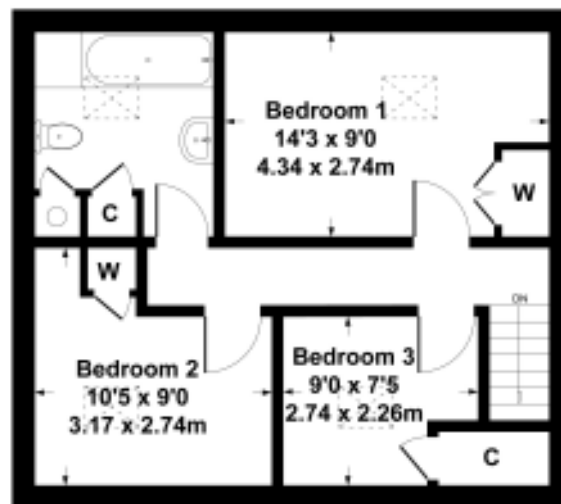


Middehus, Preston Under Scar

Approximate gross internal area 83 sq m - 899 sq ft



GROUND FLOOR



FIRST FLOOR

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. 2018





4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk
www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk



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