3 Castle Mews

Middleham, Leyburn, North Yorkshire, DL8 4NP

RobinJessop









A Charming One-Bedroom Cottage Tucked Away in the Centre of Middleham.

- Character Cottage
- One Double Bedroom
- Parking For One Vehicle
- Private & Secluded Location
- Just off Middleham Market Place
- **Guide Price Range: £80,000 - £100,000**

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RICS The Property Ombudsman SALES OFT Approved code

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SITUATION

Leyburn 2 miles. Bedale 10 miles. A1(M) 12 miles. Northallerton 18 miles. Leeds Bradford and Newcastle airports are both a one-hour 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. The position makes commuting to the larger towns of Darlington, Harrogate, York and Teesside within reasonable distance. The town also benefits from the 159-bus service which stops frequently in Middleham on its route between Richmond-Leyburn-Ripon, bringing local market towns within easy access.

The property is situated down a quiet ginnel in the centre of Middleham with direct access to the market square. It is therefore very conveniently located in the centre of this historic market town.

ACCESS

It is best to access the property from Castle Hill, a short walk from the Castle. Please look out for a gate situated to the right-hand side of Golden Lion House and two parking spaces, one of which is owned with the property. Proceed to the bottom of the path and the property is situated on the left-hand side. The property can also be accessed on foot directly from the market square, through a security door with keypad access.

DESCRIPTION

3 Castle Mews is a characterful and compact cottage situated in the centre of Middleham. The property is well presented and retains character features throughout including ceiling beams, a spiral staircase and stone alcoves.

The property is entered into the open plan kitchen and living room. This features a kitchen area with a useful range of fitted units which are complemented by granite effect worktops and an oven with ceramic hob. The living area has a feature fireplace, and a useful log burner.

A spiral staircase leads up to the first floor where there is a double bedroom with a feature fireplace and fitted cupboards, and a bathroom with WC, hand basin and a bath with shower over.

Externally, there is a small area for potted plants and a bench together with a parking space a short walk from the property.

Overall, 3 Castle Mews offers a rare opportunity to purchase a compact and well-presented cottage which would make an excellent bolt hole or holiday let in a popular town location.

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.

WHAT3WORDS

Every three-metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.
///haystack.daffodils.nurse

TENURE

Freehold with vacant possession.

FIXTURES & FITTINGS

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

COUNCIL TAX

Band A.

SERVICES

Mains electricity. Mains water. Mains drainage. Electric heating. Broadband connection available.

LOCAL AUTHORITY

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





Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.