



LONGFIELD

Middleton Tyas, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND



# LONGFIELD

MIDDLETON TYAS, RICHMOND, DL10 6PP

A BEAUTIFULLY PRESENTED, GRADE II LISTED, DETACHED PERIOD  
PROPERTY OCCUPYING A CENTRAL POSITION IN A HIGHLY  
REGARDED VILLAGE

## Accommodation

Entrance Hall • Breakfast Kitchen • Living Room • Playroom/Snug  
Cloakroom • Utility • Principal Bedroom with En Suite  
Two Further Double Bedrooms • House Bathroom

## Externally

Attractive Gardens • Plot Extending to 0.361 Acres • Parking Area  
Planning Permission for a Double Garage and Summer House



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5 & 6 Bailey Court, Colburn Business Park,  
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217  
[www.gscgrays.co.uk](http://www.gscgrays.co.uk)  
[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

## Offices also at:

Alnwick  
Tel: 01665 568310

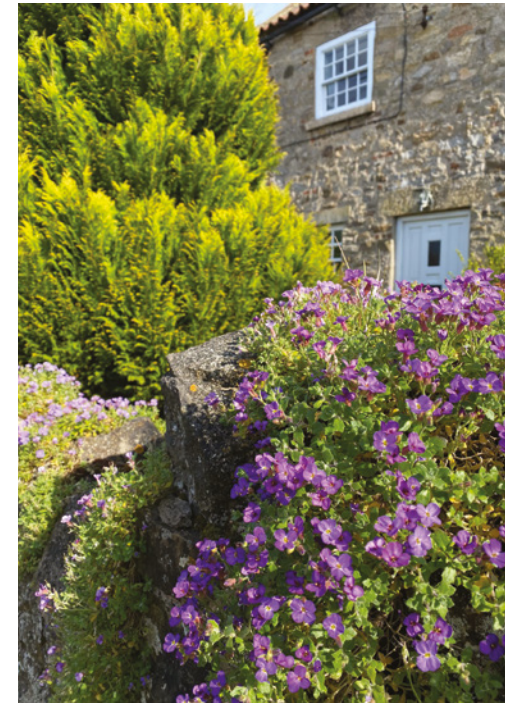
Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320







## Situation and Amenities

Middleton Tyas is an extremely sought-after village with an active community. There is a well-regarded primary school, a popular village shop and good local pubs and restaurants including the well renowned Black Bull at Moulton and the Coach House at Middleton Lodge, just a short drive away.

Situated about three quarters of a mile to the east of the A1 at Scotch Corner, the village has easy access to the major commercial centres of Yorkshire and the North East.

The historic town of Richmond is about 5 miles south with its iconic castle and market square and a little further away (14 miles) is Barnard Castle with the well-regarded Barnard Castle School offering independent education for boys and girls aged 3 to 18. There is also further private educational facilities available nearby including Yarm, Aysgarth Preparatory and Queen Mary's School. There are also a number of secondary schools in Richmond and Darlington.

The nearest main town is Darlington (9 miles away) where there is a full range of supermarkets, shops and services, leisure facilities and schools as well as a main East-Coast line railway station with regular connections to London (about 2hrs 20mins), Newcastle (about 30 mins) and Durham (about 15 mins).

The nearest airports are Durham Teesside (11 miles) offering a growing number of domestic and international flights; Leeds /Bradford and Newcastle are both about an hour's drive. The area is particularly well connected by road and rail therefore being commutable to Durham, Newcastle, York, Stockton and the wider Teesside area. The village has excellent links to both the A1 (M) and A66, with the A1 corridor divides the Yorkshire Dales from the North York Moors National Park, both of which are easily accessible and offering many opportunities for exploring the great outdoors.

There are a number of golf courses nearby including Rockcliffe, Richmond and Darlington and the beaches of the East coast between Saltburn and Whitby are within an hour.





## Longfield

Longfield is an attractive, character, Grade II listed property which has undergone extensive renovation throughout including a two-story extension to the rear to create a substantial living room and large principal bedroom.

Throughout the property there is contemporary and attractive décor with high quality fixtures and fittings including a contemporary country style kitchen complete with integrated appliances and solid wooden work surfaces. There is also high-quality sanitary ware used in both the en-suite shower room and house bathroom.

The main part of the house dates to the late 18th century and early 19th century with cobbled stone façade and pantile roof.

The property enjoys character features including; traditional windows, exposed beams, period style tiling within the kitchen, entrance hall and bathrooms, as well as a spindle staircase, log burner, wood panelling and stone walled gardens to the front. The property originally was a farmhouse and later became a public house called 'The Black Bull'.

Throughout this fantastic family home there are spacious rooms, as well as useful areas for storage making this suitable for a wide variety of purchasers.

The first floor benefits from three substantial bedrooms including a fantastic principal suite with walk in wardrobe and en-suite shower room, as well as a high-quality house bathroom.

There is a superb private garden to the rear with various seating areas and lawns, as well as the added benefit of planning permission for a substantial double garage and summer house.





### Accommodation

The entrance hall gives access to the ground floor cloak room and living accommodation with bespoke fitted hanging space and seating.

An inner hall leads to an opening into the breakfast kitchen which has fitted units with a dark blue frontage, solid oak wooden worktops, integrated induction hob with oven below, dishwasher and sink. There is space for a freestanding American style fridge freezer and a bespoke seating area with an oak top.

The living room is a large space with oak parquet flooring throughout the dining and seating areas, and French, double glazed doors leading out to the rear patio giving views over the private gardens. There is also a log burner with a sandstone surround.

There is a separate sitting room which is currently being used as a playroom, a utility with matching units to the kitchen and a ground floor cloak room.

The first-floor landing provides access to the three double bedrooms including the large principal suite with walk in wardrobe and an en suite shower room. The second bedroom benefits from fitted wardrobes while the third bedroom enjoys dual aspect windows to allow plenty of natural light.



Also off the first-floor landing is the house bathroom, which has a large shower, freestanding bath, basin and w.c.

### Gardens and Grounds

The property is approached by a shared gravel drive leading into a private parking area.

To the rear of the private gravelled parking area, there is planning permission granted for a substantial double garage and summer house.

The main gardens are slightly raised with stone steps leading to a large lawn separated into two areas, with well stocked flower beds and borders housing a variety of mature trees, plants and shrubs. There is also a patio seating area adjacent to the house with a stone walled boundary.

There is an additional gravelled area situated to the side of the property and the front garden is enclosed with dry stone walls and also houses a variety of mature shrubs and plants and has a pathway leading up to the front door.

We understand that the shared driveway is to be fenced separating the boundary and driveway leading to a neighbouring property at the rear.



### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Viewings

Strictly by appointment with GSC Grays.

Telephone: 01748 829 217.

### Local Authority

North Yorkshire Council. Council tax band F.

### Services

Gas central heating. Mains water, drainage, electric and gas connected.

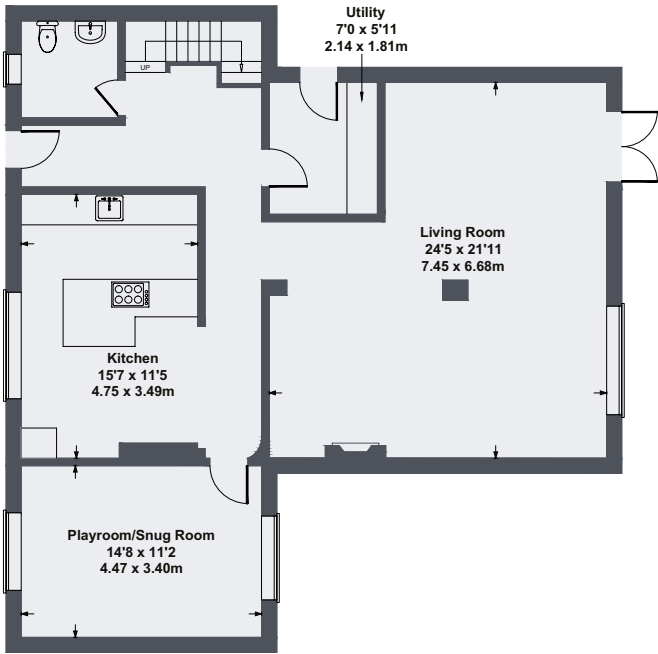
### Wayleaves and Covenants

Longfield is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

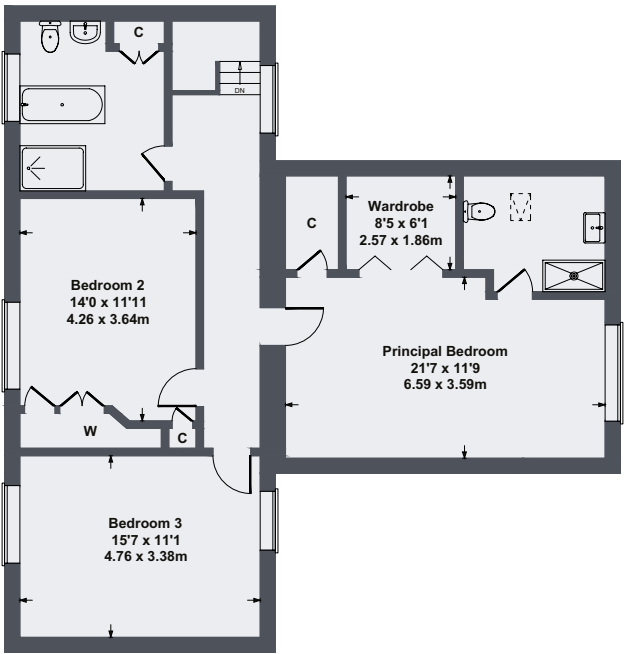
The area hatched blue in the plan shows the shared driveway, required to allow uninterrupted access to a property, to the rear at all times. We understand that Longfield owns the shared driveway and must allow vehicular and pedestrian access to the neighbouring property.

Longfield House, Middleton Tyas, DL10 6PP

Approximate Gross Internal Area  
2207 sq ft - 205 sq m



GROUND FLOOR

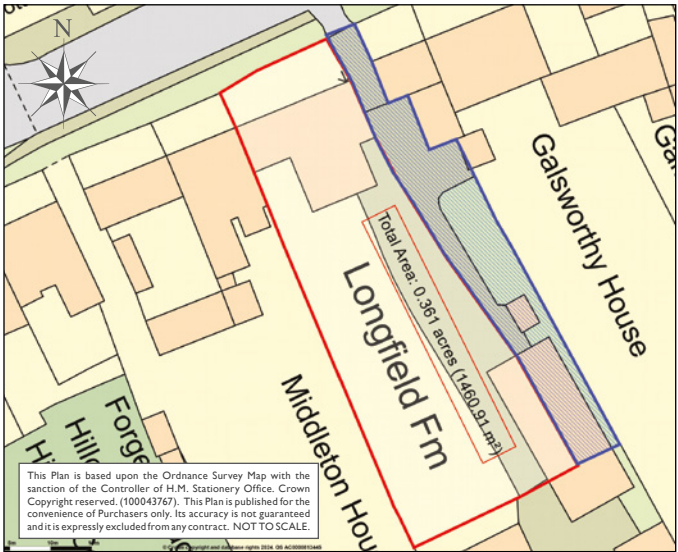


FIRST FLOOR

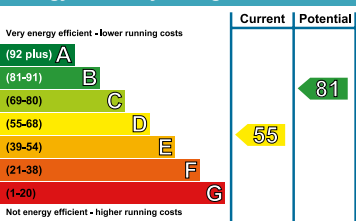
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024



Energy Efficiency Rating



DISCLAIMER NOTICE:

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- These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
- All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
- Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: October 2024

Photographs taken: July 2024