



GALSWORTHY HOUSE

Middleton Tyas, Richmond, North Yorkshire



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MIDDLETON TYAS, RICHMOND, NORTH YORKSHIRE DL10 6PP

AN EXCEPTIONAL, HIGH SPECIFICATION, GRADE II LISTED PROPERTY
WITH SUBSTANTIAL, LANDSCAPED GARDENS & GROUNDS

Accommodation

Entrance Hall • Drawing Room • Dining Room • Sitting Room • Kitchen
Garden Room • Study • Snug / Gym • Boot Room • Two Cloakrooms • Utility
Studio • Three Double Bedrooms • Dressing Room / Bedroom Four • Three Bathrooms

Externally

Gardens and Grounds Extending to 0.63 Acres • Double Garage
Private Parking • Two Dog Kennels • Various Seating Areas • Fitted Workshop
and Greenhouse



GSC GRAYS

PROPERTY • ESTATES • LAND

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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 a good local pub and restaurants including the well renowned Black Bull at Moulton and the Coach House at Middleton Lodge, just a short drive away. There is a bus stop for buses to both Barnard Castle school and Richmond school.

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.





Galsworthy House

Galsworthy House is an impeccably-presented and substantial home, situated in the heart of the highly-regarded village of Middleton Tyas. The property has been beautifully renovated throughout with quality fixtures and fittings and the attention to detail is apparent in every aspect, making this a super turnkey home. The timeless décor and immaculate presentation, as well as the original character features of this Grade II listed property, make it an attractive home.

Dating back to the mid-eighteenth century, the property is built in local sandstone with two attractive bay windows, a glass porch, a traditional Georgian layout and well-proportioned accommodation. Throughout, there is an array of character features including cornicing and ceiling roses, sash windows, cast iron fireplaces and a fantastic Range in the kitchen, to name a few.

The reception rooms are accessed from the main entrance hall and include a formal drawing room housing a stunning fireplace

with marble surround and a dining room with an opening into a sitting room area, which in turn flows through to the bespoke kitchen; perfect for entertaining. The kitchen is beautifully-designed with solid cabinetry made by Built-in Furniture of Thirsk, complete with Smeg appliances, leathered granite worktops, copper breakfast bar, walk-in pantry and a Rayburn.

There is a converted, attached barn which provides a family room, gym and mezzanine office space reached by a spiral staircase. If desired, however, this could be used as a guest wing or self-contained area for multi-generational living. There is also a stunning, bespoke garden room with sliding doors: the perfect breakfast area in which to enjoy the private rear gardens and grounds.

The property also benefits from useful spaces including a rear entrance which is also a substantial boot room, a formal cloakroom as well as a utility, wine store and additional gardener's w.c.

The traditional sweeping staircase leads up to a large landing complete with a lovely reading area and windows overlooking the garden. There is access to the three substantial double bedrooms as well as a dressing room, adjacent to the principal suite, which could easily be converted into a fourth double bedroom.

The principal bedroom, again, has lovely features throughout including original timber floorboards, quality details and window seats. An opening leads through to a substantial en suite bathroom complete with marble tiling, a large double shower, Vitra double vanity basin with a marble top, bidet, w.c and a contemporary, Victoria & Albert free-standing bath, positioned perfectly in front of a window, looking out over the garden. The dressing room has bespoke cabinetry made by the same firm as the kitchen and has been strategically designed to enable some of the wardrobes to be re-positioned in the principal suite, should a fourth bedroom be required.

There is also a guest suite complete with en suite bathroom, a third generous double bedroom with a lovely cast-iron fireplace and an additional shower room, accessed from the landing.

Another huge benefit to this property is the vast attic, which would be perfect for conversion if extra space is required to create a large principal suite, with ample room for a staircase on the main landing, subject to consents.

Externally

The grounds of Galsworthy House have been as equally well-maintained as the internal accommodation with beautifully-landscaped gardens to the front and rear. Cast-iron railings open up to the ornamental garden at the front, with gravelled areas, mature shrubs and plants. A driveway to the side leads up to an attached double garage and studio/workshop.

The substantial rear garden is enclosed and private with a lower patio adjacent to the main house, various lawns and an additional gravelled seating area next to the Alton greenhouse. There is a magnolia tree and beautiful pathways lined with deep flower beds housing a variety of mature shrubs and plants to provide colour throughout the year.

Holly trees frame the main lawn beyond the seating areas with a gravelled pathway, bordered with mature roses, running up to the second lawn. There is an additional kennel in the gardens and a timber summerhouse from which to enjoy the lovely views.

A second substantial lawn lies at the far end of the garden, which would be perfect for a growing family, along with various additional timber sheds and stores.

Owners Insight- "Our Home"

Visitors often comment on the "friendly feel" of the house something which is often absent in old houses. We have renovated it to suit our needs and tastes while maintaining its character. We have loved living here.





The garden is a hidden gem; it has an irreplaceable, mature infrastructure and gives interest through all the seasons. The village, with a shop, pub and easy access both to beautiful country walks and main transport routes, is a great place to live.

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 G.

Services and Other Information

The property is served by gas fired central heating. Mains electricity, gas, water and drainage connected.

The property is situated within a conservation area and some of the trees within the grounds have a tree preservation order.

Wayleaves and Covenants

Galsworthy House 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.



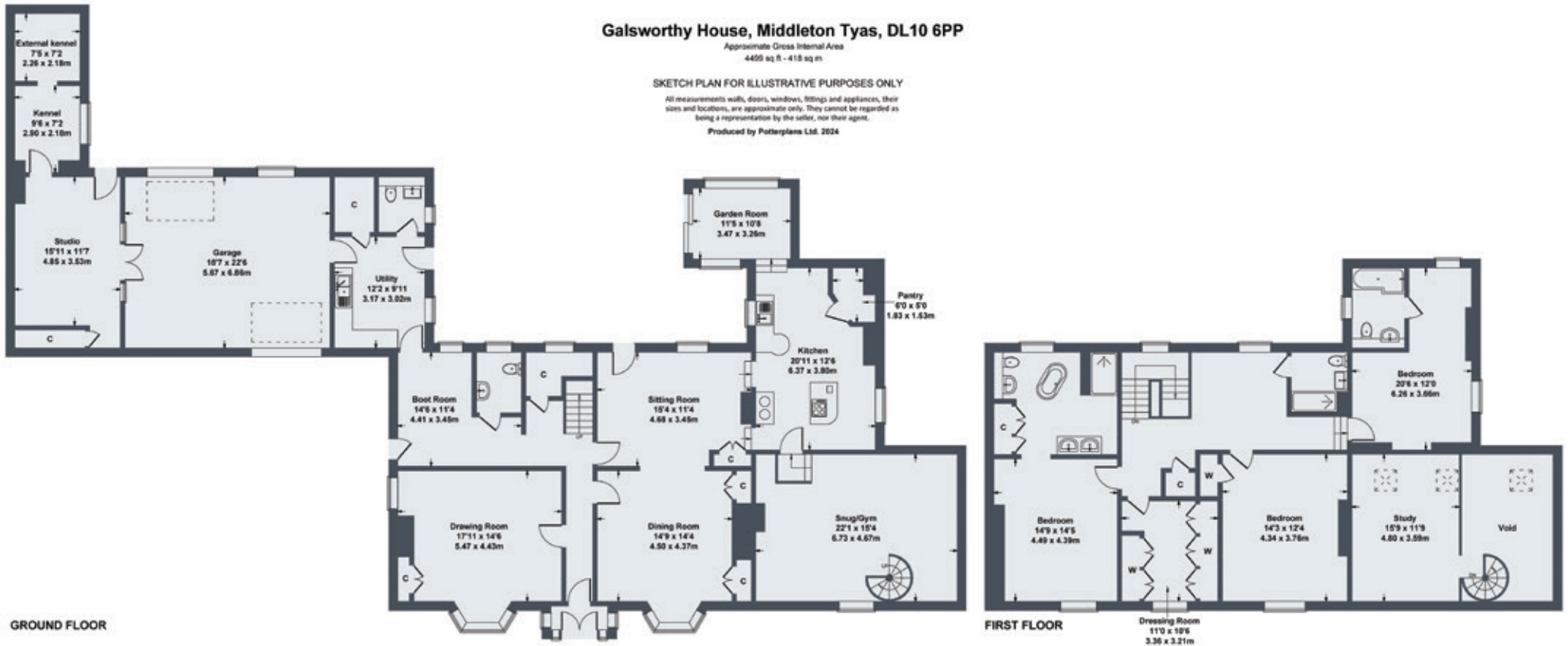
Galsworthy House, Middleton Tyas, DL10 6PP

Approximate Gross Internal Area
4499 sq ft - 418 sqm

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

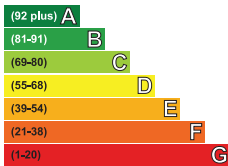
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
56	81

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Particulars written: July 2024

Photographs taken: June 2024

