



HILL COTTAGE
Middleton Tyas, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

HILL COTTAGE

Richmond, DL10 6PP

An immaculacy presented, characterful cottage, with deceptively spacious and extended accommodation.

ACCOMMODATION

The property has been extended and modernised by the current owners, with quality fixtures and fittings, whilst being sympathetic to the character features found throughout this charming cottage.

The features of note include; exposed brick work and beams, vaulted ceiling in the principal bedroom, cobbled stone façade, as well as period style windows, panelling and a log burning stove.

The quality of this home is apparent when you walk through the door, with the engineered oak herringbone flooring which can be found throughout the ground floor, bespoke built book cases and cabinetry in the sitting room, as well as the fabulous entertaining kitchen, with Little Greene painted units and Silestone work surfaces.

There is also a spacious dining area with a sun lantern and bespoke doors leading out to the courtyard gardens, allowing plenty of natural light to flood into this superb space.



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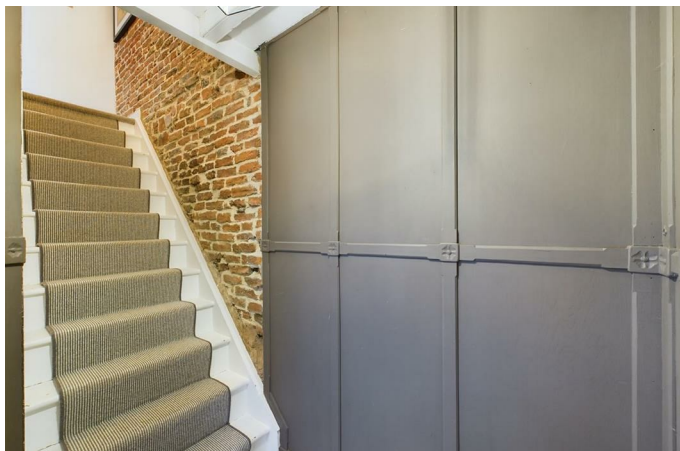


Situation and Amenities

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 commuting links including the A1 (M) and A66.

The historic town of Richmond is about 5 miles south with its iconic castle and market square. 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) and Leeds Bradford and Newcastle are both about an hour's drive.





Accommodation

The front door leads into the entrance porch, with a staircase to the first floor and into the sitting room.

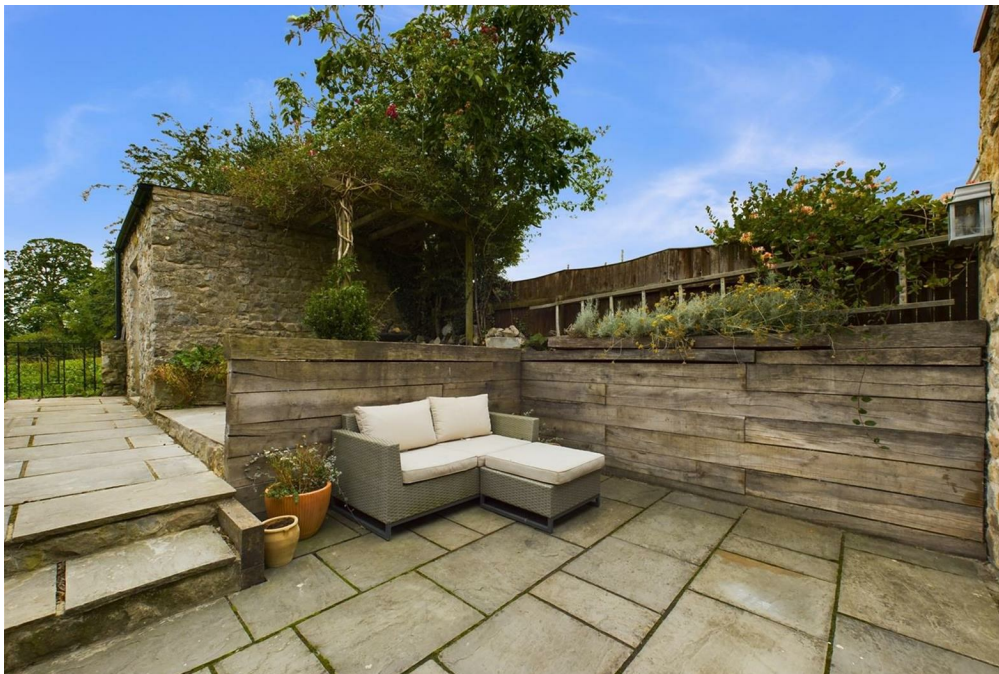
The sitting room has a log burning stove and bespoke cabinetry and leads to the inner hall providing access to the spacious living dining kitchen.

The kitchen has quality fitted kitchen, with a double Belfast sink, integrated appliances, a range style cooker, as well as an island with breakfast bar. There is ample space for a dining table and bespoke doors leading out to the rear garden.

There is also a utility room and ground floor WC.

To the first floor the landing leads to the principal bedroom with a vaulted ceiling and an en suite shower room, fitted with Burlington sanitaryware.

The house bathroom has a Burlington contemporary suite, with a free standing bath, WC and basin. The second double bedroom overlooks the rear garden.



Gardens and Grounds

To the front of the property there is a low maintenance garden, with a patio area, flower beds, with walled and fenced boundaries.

To the rear of the property there is a south east facing, low maintenance courtyard garden with a stone paved patio adjacent to the kitchen, with timber sleepers and cobbled wall boundaries. Steps up lead to a path providing access to the stone outbuilding which has the potential to be converted in to a home office and a further raised patio seating area, complete with raised flower beds and a pergola.

Owners Insight

It's a characterful and cosy property with beautiful features. The village itself is lovely and we have some great neighbours. There is a mixture of country life in a convenient location.

Services and Other Information

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

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

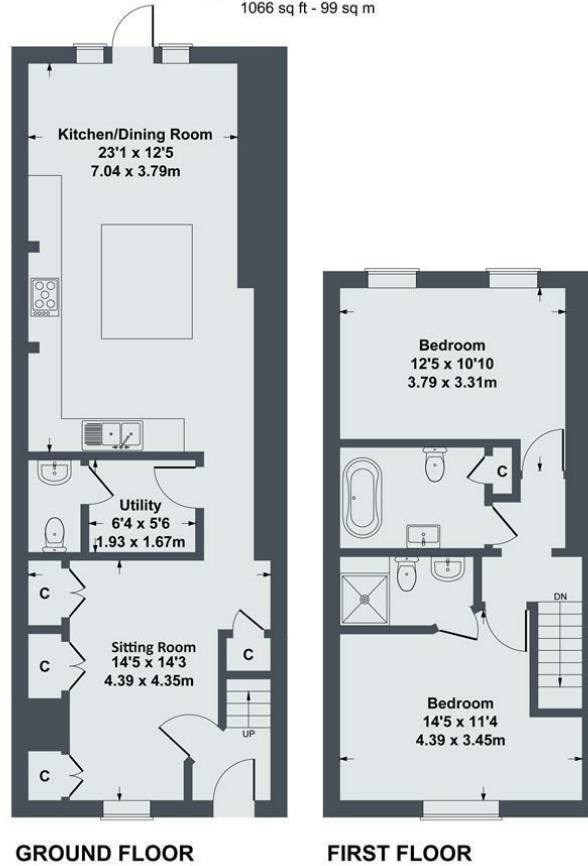
North Yorkshire Council. Council Tax Band C.

Photographs and Particulars

Particulars prepared and photographs taken in August 2024.

Hill Cottage, Middleton Tyas, DL10 6PP

Approximate Gross Internal Area
1066 sq ft - 99 sq m

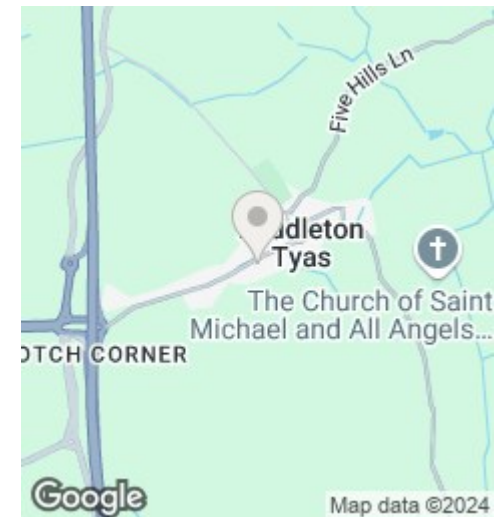


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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