



BLACKSMITH'S COTTAGE  
Middleton Tyas, Richmond



GSC GRAYS

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# BLACKSMITH'S COTTAGE

Richmond, North Yorkshire, DL10 6QY

An attractive, stone-built cottage situated in the heart of the popular village of Middleton in Tyas. This superb home offers deceptively spacious accommodation, set over two floors, including a spacious first floor principal suite which the vendors have created.

## ACCOMMODATION

This superb home offers deceptively spacious accommodation, set over two floors, including a spacious first floor principal suite comprising a generously-sized double bedroom with ample storage and a large en suite bathroom complete with free-standing bath and separate shower.

The property is full of character features including an inglenook fireplace, exposed beams and walled gardens, as well as contemporary décor and an oak-fronted kitchen with copper and granite work surfaces. There is also a garden room/ dining area with bi-fold windows overlooking the private gardens with a view of the central village green, a sitting room, ground floor double bedroom and shower room.

The private gardens include lawns and a number of patio seating areas, as well as parking and a substantial stone-built garage.

Blacksmith's Cottage would make an ideal home for a variety of purchasers who are looking for a village location with easy access to transport links and amenities.



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

01748 829217

[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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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

A timber door leads into the entrance porch, which has tiled flooring and doors to the sitting room and ground floor bedroom.

The sitting room has a bay window to the front, exposed timber beams and a traditional open fire with a brick surround, stone tiled hearth and beam above. Further doors lead to the home office and the kitchen, which has a good range of wall and base units with oak doors and granite and copper work surfaces. Integrated appliances include a dishwasher, Bosch ceramic hob with extractor fan above, Bosch microwave, Neff double oven and a wine cooler. There is space for a fridge freezer, a window to the rear, a door leading to an inner lobby and an opening leading through to the dining area/garden room.

The garden room provides plenty of space for a dining table and has a glazed roof, wooden flooring and a stable door leading outside.





The ground floor bedroom is a spacious double with a good range of fitted wardrobes and storage, engineered oak flooring, a bay window to the front and a further window to the side.

Positioned to the rear of the property and accessed via the inner lobby, the ground floor bathroom has a walk-in double shower, vanity wash hand basin, low-level w.c, fitted storage, heated towel rail, frosted glazed window to the rear, extractor fan and an additional utilities cupboard housing the combi boiler.

### First Floor

A pine spindle staircase leads up to the first floor, where there is a useful storage cupboard, a Velux roof light and a window to the half landing.

The principal bedroom is a spacious double with an apex ceiling, a good range of fitted wardrobes and storage, a window to the front and a Velux window to the rear. It benefits from its own en suite, which has been fitted with a rolltop bath, a step-in double shower with rain water head and hand held attachments, wall-mounted wash hand basin, low level w.c, tiled flooring and walls, window to the front, Velux window to the rear, a contemporary radiator and electric under-floor heating.

### Externally

The property is approached by a wooden gate and stone walled boundaries leading into the main gardens. There are various patio seating and dining areas, including a raised breakfast patio. The gardens have a variety of mature shrubs and planting, creating privacy, as well as two small lawns with an apple tree and holly bush. In addition, there is parking to the front of the property along with a stone-built garage with double timber door and light and power connected.

### Viewings

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

### Tenure

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

### Local Authority

North Yorkshire Council. Council tax band D.

### Services and Other Information

The property is double glazed and is served by gas-fired central heating, mains electric, water and drainage connected. The property is situated in a Conservation Area.

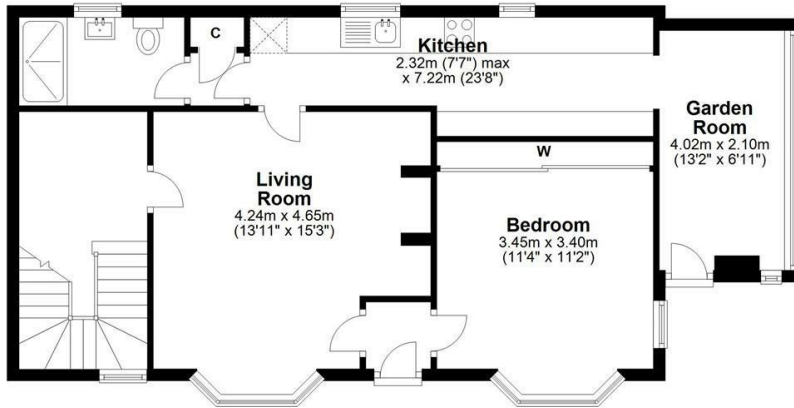
### Particulars & Photographs

The particulars were updated in November 2024.

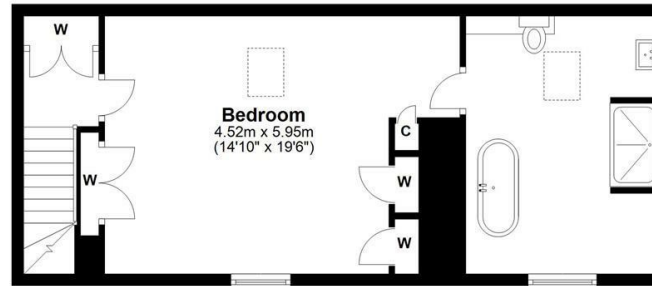
Photographs taken in September 2022.

## Blacksmiths Cottage Middleton Tyas

Total area: approx. 117.2 sq. metres (1261.6 sq. feet)




Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

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



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