



THE NEUK & ARCHWAY COTTAGE  
Middleton Tyas, Richmond



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# THE NEUK & ARCHWAY COTTAGE

Richmond, DL10 6PY

An attractive, stone-built property which has incorporated two cottages into one and would benefit from modernisation and reconfiguration to create a superb village home.

## ACCOMMODATION

This attractive cottage has a huge amount of scope and potential to create a tailor-made, spacious home in a highly-regarded and popular village. The cottages have previously been combined into one, with a linking door to the ground floor, however further works would be beneficial to create a fabulous family home.

There are a number of character features including various fireplaces, exposed beams and several feature cupboards. There are substantial reception rooms, four bedrooms and two bathrooms. Some works have been partially completed.

The property also benefits from a substantial plot with gardens to the front and a substantial garden to the rear with an additional area which could be incorporated into the main garden. There is also parking and a garage.



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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 airport is Teesside (11 miles), whilst Leeds Bradford and Newcastle are both about an hour's drive away.





### Accommodation

The property has two front doors, both leading into separate entrance porches with staircases leading up to the first floor.

The substantial living room has an open fireplace and leads through to a rear hallway and onwards to the kitchen which has been fitted with solid wood units. There is also a room which is partially modernised and could be the ideal space for a ground floor w.c.

To the other side of the property, the entrance porch of Archway Cottage gives access to the dining room, which has a linking door leading through to the living room. From the dining room, steps lead up to a snug area with patio doors to the rear garden. There is also a ground floor shower room.



The first floor is separated and not currently linked, with two staircases from each side of the ground floor accommodation.

To one side, there is the principal bedroom which includes a dressing area, along with a further double bedroom and the house bathroom. A separate staircase leads up to the other side of the first floor, where there are two double bedrooms and a shower room which has undergone some modernisation but requires further work.

### Externally

The property is approached by double gates leading to a parking area and up to the attached garage. The gardens at the front are currently laid to lawn with a stone wall separating the two gardens.

To the rear of the property, there is a large open garden, mainly laid to lawn with an outbuilding. There is an additional area which is owned by and sold with the property to the rear of the garden but is not currently accessible from the enclosed lawn. This could be incorporated to create a larger rear garden. All of the grounds require landscaping.

### Services

Mains gas, electric and water. Gas-fired central heating. Please note, there are currently two boilers which service the property.

### Wayleaves, Easements and Rights of Way

There is a right of way through the neighbour's garden, which provides access to the land which is included in the sale, but not currently linked to the garden. There is also a right of way and vehicular access across the neighbour's garden to the rear. The access has been illustrated in brown on the plan.

### 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.

### Particulars and Photographs

Particulars prepared and photographs taken December 2024.



## The Neuk & Archway Cottage, Middleton Tyas DL10 6PY

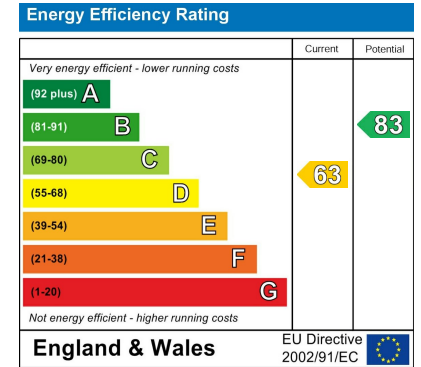
Approximate Gross Internal Area  
2164 sq ft - 201 sq m



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



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