



# WHITE GABLES

Middleton Tyas, Richmond



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

# WHITE GABLES

MIDDLETON TYAS, RICHMOND, DL10 6QY

AN ATTRACTIVE CHARACTER PROPERTY, DATING BACK TO THE 1800'S, SITUATED WITHIN A PLOT EXTENDING TO APPROXIMATELY A THIRD OF AN ACRE

## Accommodation

Dining Hall • Breakfast Kitchen • Sitting Room • Cloakroom  
Four Double Bedrooms • One En Suite • Family Bathroom

## Externally

Integral Garage • Parking • Enclosed Gardens



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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, with its iconic castle and market square, is about five miles west 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 are 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, 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 Teesside Airport (11 miles), offering a growing number of domestic and international flights, Leeds Bradford and Newcastle (both about an hour's drive away). The area is particularly well connected by road and rail and is therefore 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 dividing the Yorkshire Dales from the North York Moors National Park, both of which are easily accessible and offer 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.



## White Gables

White Gables offers spacious living accommodation with an array of character features, including double-glazed sash and feature windows and a galleried landing. The property would benefit from modernisation, providing an opportunity to create a tailor-made home, designed to individual specifications and requirements.

The living accommodation has a superb flow with large reception rooms and good-sized double bedrooms as well as a superb galleried landing opening to the dining hall.

A huge selling feature of this property are the grounds which extend to approximately a third of an acre and benefit from gardens, with a south-westerly aspect to enjoy sun throughout the day.

White Gables is offered to the market with no onward chain and is ideally situated set back from the main road, adjacent to the village green and within walking distance of all the amenities on offer.

## Accommodation

The main entrance to the property leads into the dining hall which provides access to the breakfast kitchen, sitting room and the cloakroom and utility room.

The spacious sitting room benefits from a dual aspect and has a chimney breast suitable for housing a log-burning stove. The breakfast kitchen has white-fronted units, French doors leading out to the main garden, space for a dining table and a door leading straight into the garage, with useful storage pantry cupboard.

A staircase from the dining hall leads up to the galleried first floor landing, which gives access to four double bedrooms, including a principle with en-suite bathroom. There is also a family bathroom with a panelled bath and shower above.

### Externally

The property is approached by a gravelled drive, offering parking and leading up to the integral garage.

A pedestrian gate at the rear of the garage leads through to the rear landscaped gardens, which are predominantly laid to lawn, with a variety of well-stocked flower beds and borders as well as patio seating areas and an ornamental pond.

There are several external stores and the added benefit of a substantial timber framed, insulated building with connections to electric and water, within the garden which would be ideal for a home office, summer house or children's play area.

### 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

Mains electric, water and drainage with oil-fired central heating.

### Wayleaves and Covenants

White Gables 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.

We understand that there is a wayleave agreement in place with Northern Power for two electricity poles within the garden.

### what3words

///exams.inch.stickler



## White Gables, Middleton Tyas, DL10 6QY

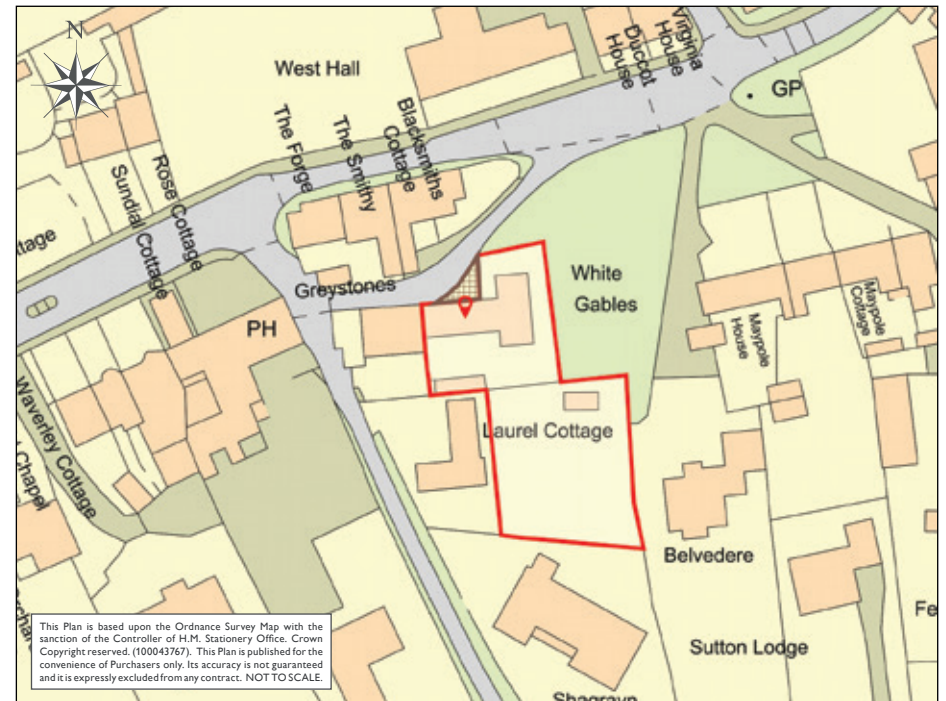
Approximate Gross Internal Area  
2626 sq ft - 244 sq m



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.

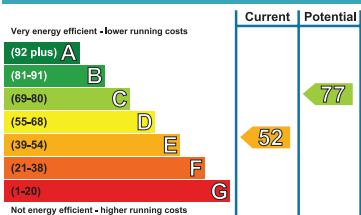
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### Energy Efficiency Rating



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Particulars written: February 2025

Photographs taken: February 2025