



**HAZEL BANKS**  
Middleton Tyas, Richmond



# HAZEL BANKS

MIDDLETON TYAS, RICHMOND, DL10 6PE

A WELL-MAINTAINED, DETACHED HOME  
OCCUPYING A SUBSTANTIAL PLOT EXTENDING  
TO APPROXIMATELY A THIRD OF AN ACRE

## Accommodation

Entrance Hall • Dining Room • Breakfast Kitchen • Sitting Room  
Garden Room • Utility • Four Bedrooms • Two Bathrooms

## Externally

Private Parking • Double Garage  
Landscaped Lawned & Patio Gardens



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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

Tel: 01748 829217

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[richmond@gscgrays.co.uk](mailto:richmond@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 Shoulder of Mutton. The well renowned Black Bull at Moulton and the Coach House at Middleton Lodge, are only 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 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, and a number of secondary schools in Richmond and Darlington.

The nearest main town is Darlington (9 miles away) where you'll find 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 easily 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 Rockliffe, Richmond and Darlington and the beaches of the East coast between Saltburn and Whitby are within an hour.



## Hazel Banks

Hazel Banks is a well-maintained property with flexible accommodation and improvements that have been made over the years by the current owners. The property has two reception rooms and a substantial garden room with views over the landscaped grounds. There are numerous charming character features including a bay-window and inset gas fire to the dining room, a multi-fuel stove in the sitting room along with parquet and wooden flooring in several of the ground floor rooms, together with coving details. There is also a superb garden room, which has full length windows to enjoy the view over the garden and there is an exposed solid oak beam.

The property is well-proportioned and allows flexibility with two bedrooms to the ground floor, one of which is currently utilised as a study and there are two further substantial, double bedrooms to the first floor which share a shower room.

The property benefits from enclosed and spacious landscaped

gardens and accommodation making this an ideal property for either a family or garden enthusiasts who are seeking a village location, yet fantastic access links to the A1(M) and A66 for those requiring good access to road networks.

### Accommodation

The front door leads into the entrance hall which provides access to the ground floor living accommodation and staircase to the first floor landing. There is a spacious dining kitchen with integrated appliances, an Aga, and wooden-fronted units, granite worktops and ample space for a breakfast table. There is a useful utility which also provides access to the ground floor cloakroom.

There are two formal reception rooms, including a dining room with inset gas effect fire and bay window, as well as a sitting room complete with an inset log burning stove and leads into the garden room, with views across the garden and an exposed beam. There are two double bedrooms to the ground floor and a house bathroom, complete with separate shower and bath.

To the first floor, there is a spacious landing which provides access to two further double-bedrooms and a house shower room, complete with a shower, basin and W/C. The first floor has lovely views and an open aspect to the front and rear.

### Externally

Hazel Banks enjoys superb, wraparound gardens, centred in a substantial plot extending to approximately a third of an acre. There is gated access, leading to a large driveway providing parking facilities for several vehicles and leading up to the double garage. The gardens are perfect for those with a keen horticultural interest, with various substantial lawns, separated by various pathways and several well stocked flowerbeds, with a variety of herbaceous and evergreen plants. There are also various seating areas and attractive spots to sit and entertaining areas and a variety of mature trees and hedges.



### Garage and Parking

There is a substantial drive which at the side of the property providing parking for several vehicles. There is a detached double garage, with light and power connected and an electric roller door, as well as an additional timber storage shed to the side.

### 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. The property has a Council Tax Band of E.

### Services

Mains electricity, water, gas and drainage connected. The property is heated with gas fired central heating, with underfloor heating to the garden room and both bathrooms.

The property benefits from sixteen solar panels, which are owned by the property.

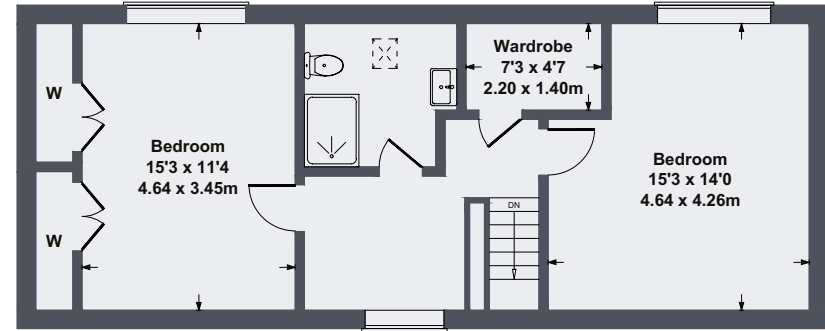
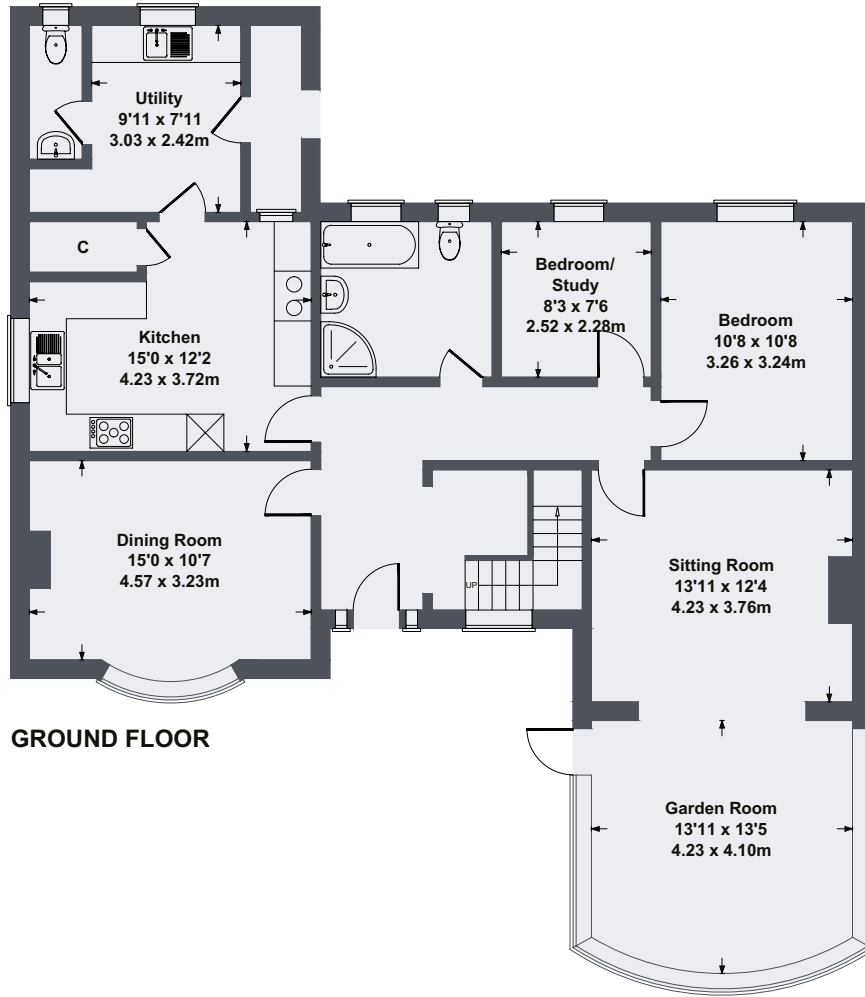
### Wayleaves and Covenants and Rights of Way

Hazel Banks 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.

### what3words

///froze.couriers.jetting





## Hazel Banks, Middleton Tyas

Approximate Gross Internal Area  
1981 sq ft - 184 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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	88
(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		

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Particulars written: February 2025

Photographs taken: February 2025