



THE MEADOWS  
Middleton Tyas, Richmond





# THE MEADOWS

MIDDLETON TYAS, RICHMOND, DL10 6PE

A FANTASTIC, CONTEMPORARY PROPERTY WHICH HAS BEEN EXTENSIVELY RENOVATED AND EXTENDED TO CREATE A SUBSTANTIAL FAMILY HOME, SITUATED WITHIN A PLOT EXTENDING TO APPROXIMATELY 1.05 ACRES.

## Accommodation

Entrance Hall • Living Dining Kitchen • Sitting Room • Study • Utility Room  
Five Double Bedrooms (Three with en-suite) • Family Bathroom

## Externally

Extensive Lawns • Patio Seating Areas • Private Parking • Garage



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## 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 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 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 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



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 divides the Yorkshire Dales from the North York Moors National Park, both of which are easily accessible and offering 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.

### The Meadows

This substantial family home is tucked away in a private setting, within a highly regarded village and in walking distance of all the amenities on offer. The Meadows is an executive home which has been extensively renovated and extended to a high specification, using quality fixtures and fittings and craftsmanship throughout. The interesting architectural design, whilst contemporary, provides interesting features, including; the impressive entrance hall featuring a vaulted ceiling with cathedral window and solid-oak staircase, corncicing details, Juliette balconies, log burning stove and freestanding bath.

The heart of the home is the spacious living dining kitchen, with ample space for seating and dining areas, along with a high quality, solid wood kitchen, with quartz worktops, integrated appliances and Rangemaster cooker.

Throughout the property, a number of the rooms have a dual aspect allowing ample natural light to flow through this home throughout the day and the position of the property within the plot, provides a south-westerly aspect. There is also high-quality sanitary wear used in the three modernised bathrooms to the first floor including the family bathroom which benefits from a contemporary, free-standing bath.

This home provides flexibility, with functional and social spaces ideal for a family, should they require a home study or playroom, next to the kitchen, there is also a ground floor bedroom with an en-suite perfect for guests, or the potential for multigenerational living.

The design has also been well considered for entertaining, with several of the rooms benefitting from patio doors leading straight onto the substantial porcelain tiled patio, which is perfect for alfresco dining, within the substantial gardens. The gardens have well







stocked beds and borders, as well as other areas, which have been laid to lawn for lower maintenance.

#### Accommodation

The formal entrance hall provides access to the living accommodation and an oak staircase to the first floor. The spacious living dining kitchen has entertaining areas and solid timber fitted units with quartz worktops, integrated dishwasher, free-standing American fridge-freezer and Rangemaster cooker.

There is a door leading into the study which could also be used as a playroom. The utility provides access to the ground floor WC, a door to the rear of the property and into the integral garage.

The formal sitting room has a dual aspect and a log burning stove and there is an inner hall which provides access to a storage room and the ground floor double bedroom with an en-suite bathroom.

The landing provides access to the four double-bedrooms and house bathroom. There is a principal bedroom with Juliette balcony, wardrobe and en-suite shower room. Additionally, there is a second bedroom also benefitting from a newly fitted en-suite shower room and two further bedrooms which utilise the house bathroom comprising a free-standing bath, walk-in shower, vanity basin and WC.

#### Externally

The property is approached by a shared drive with gated access into the private and substantial plot extending to approximately

1.05 acres. The landscaped gardens are mainly laid to lawn and has a porcelain tiled patio seating area perfect for entertaining guests, adjacent to the property. There are several flowerbeds and borders housing mature plants and shrubs. To the rear of the property, there is a gravelled area and provides discreet bin storage. There is also a timber shed within the garden.

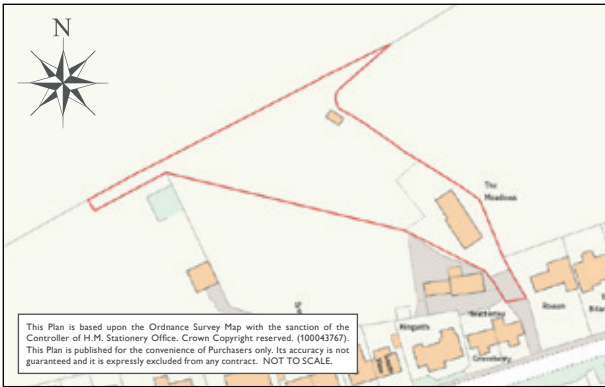
#### Garage and Parking

There is an integral garage with an up and over door, light and power connected. There is also a pedestrian door leading into the utility room. There is a gravelled area in front of the house providing parking for several vehicles.

#### Owner's Insight

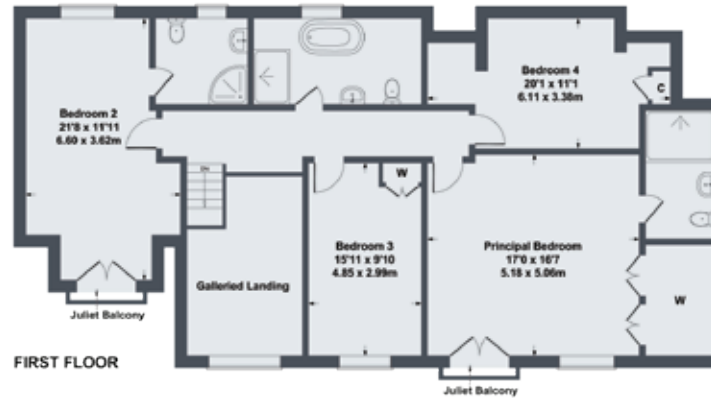
We feel The Meadows is in a lovely private position, set back from the road, in its own grounds. It is a very warm, welcoming house which gets a lot of natural light due to its southwest facing aspect. Our favourite room in the house is the living dining kitchen, which is perfect for entertaining, whilst the sitting room is especially cosy in the winter when the wood burning stove is lit. We have renovated and extended the home extensively to suit our needs and to maximise the potential of the plot the house sits on. Middleton Tyas is such a great village to live in, with country walks, a pub, shop and school, whilst also having the convenience of easy access to main transport links. We hope the next owners will enjoy living here as much as we have.





## The Meadows, Middleton Tyas, DL10 6PE

Approximate Gross Internal Area  
3229 sq ft - 300 sq m



FIRST FLOOR



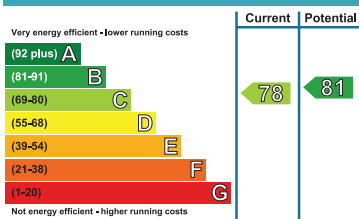
GROUND FLOOR

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. 2025

### Energy Efficiency Rating



### DISCLAIMER NOTICE:

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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: March 2025

Photographs taken: February 2025

### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Viewings

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

### Local Authority

North Yorkshire Council. The property has a Council Tax Band rating of F.

### Services

Mains electricity, gas, water and drainage. The property is served by gas central heating.

### Wayleaves and Covenants

The Meadows 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 there is a shared driveway, with a neighbour, leading to the gated access into the gravelled parking area.

We understand there is a covenant which states that the transferee must not at any time carry on, in or upon the property any trade, business or profession. The property is to be used as a single private residence; however, we understand that office based administrative businesses will be permitted.

There is also a covenant stating that the accessway should not be obstructed whatsoever, preventing neighbours from accessing their property, along the shared drive.

We understand that there is a covenant stating the transferee must not erect any additional structures unless approved by the transferor.

### What3Words

///returns.pedicure.nozzle