

HUNTERS[®]

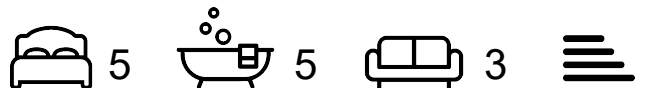
HERE TO GET *you* THERE



Market Place

Middleham, Leyburn, DL8 4NR

Asking Price £600,000



Welcome to this exquisite Grade II listed property that in part, dates back to medieval times, formally the village coaching inn previously known as "The Old Advertiser" filled with period features throughout but offering space and elegance with a modern twist, set over three floors of living space stretching to over 3300sq foot.

Set in the heart of the village overlooking the market square. This residence seamlessly marries historic charm with contemporary luxury. Offering three sizable reception rooms all with original open fireplaces and elegant features, the main sitting room could lend itself as a separate shop front or coffee shop as it has its own private entrance. The modern kitchen is to the rear with plenty of room for a breakfast table. There is also a useful cellar which is used as a utility area and store.

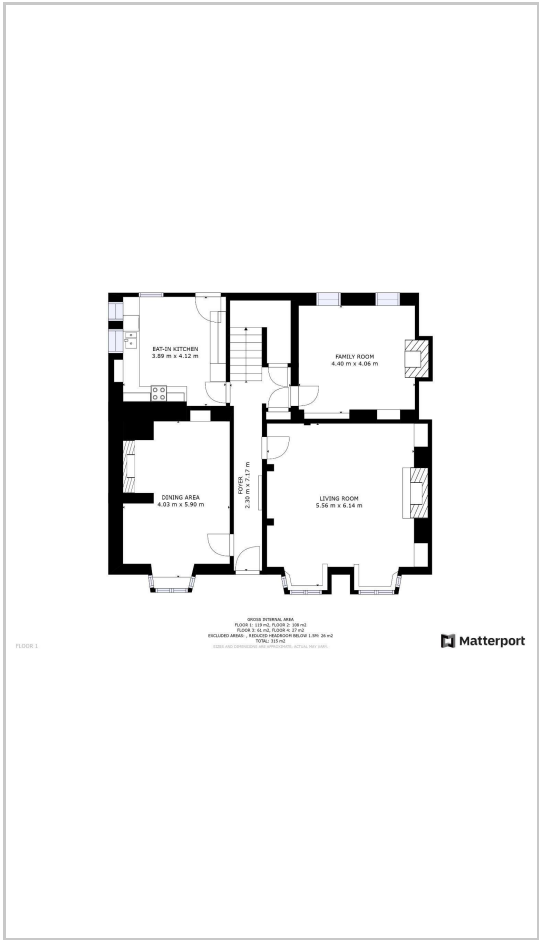
The curved original staircase leads to four well-proportioned double bedrooms, three with contemporary en-suite facilities and a separate house bathroom. The second floor currently has the potential to create a further living space but is currently set up as a spacious sitting area which accesses the third floor gallery with mezzanine level with original beams. There is a further room used as a double bedroom and a large shower room. This could be ideal for owners' accommodation/ independent relative accommodation. Subject to necessary consents.



Area Map



Floor Plans



Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.