

HUNTERS®

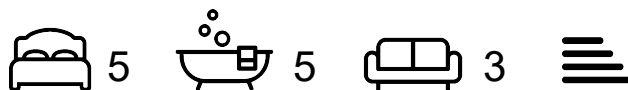
HERE TO GET *you* THERE



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.



Additional Information
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Offer Acceptance & AML Regulations
Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Mortgage Advice
We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.

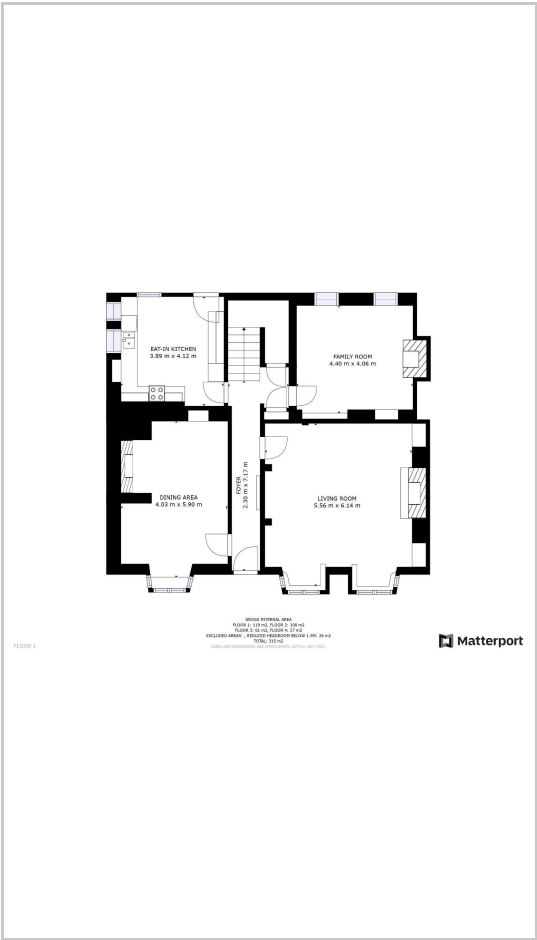
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note
The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

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.