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*"For Sales In The Dales"*

## Sundial House & Cottage, Middleham



- Character Grade II Listed Property
- Deceptively Spacious, Flexible Living
- 6 Double Bedrooms
- 2 Reception Rooms
- Office
- Utility With Sauna
- Cellar
- 2 Bathrooms & En-Suite
- Separate 2 Bedroom Cottage
- Private Garden & Patio
- 2 Parking Spaces
- Fantastic Family Home With Income Opportunity
- Video Viewing Available

**Guide Price £799,950 - £850,000**



**RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY**  
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,  
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J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

# Sundial House & Cottage, Middleham DL8 4QG

## DESCRIPTION

Sundial House and Cottage is a beautifully presented Grade II listed residence in the popular market town of Middleham. Built in 1728 the house, garden and cottage sit on what was part of the original Middleham Priory. The house was the town's Post Office from approximately the 1850's right up until 1981 and the property still retains some of these features. The cottage was originally a stable with groom's accommodation above. In addition to all this history and character there is a 400+ year old apple tree within the private garden, whose fruit makes the tastiest cider!

Middleham, located in the heart of the Yorkshire Dales, is famous for its castle and racehorse connections and has a great range of pubs, shops, and restaurants. There is also a church, primary school, and an active community centre.

The property is deceptively large and retains many of its original features. This family home offers flexible living with the addition of a potential holiday let. The main house has 2 good size reception rooms, office, kitchen/diner, utility with sauna, cellar, 5 double bedrooms and 1 single, 2 bathrooms and an en-suite. The cottage offers an open plan living space, bathroom and 2 double bedrooms.

Externally, there are 2 off road parking spaces to the front of the property, a patio courtyard, private walled garden with established borders and lawn area and 2 stone built storage sheds.

Sundial House & Cottage would make an excellent family home with secondary accommodation or income potential.

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## SUNDIAL HOUSE

### GROUND FLOOR

**ENTRANCE HALL** Porch area with coir matting. Internal part glazed door. Original tiled floor.

**LOUNGE** 15' 4" x 9' 11" (4.67m x 3.02m) Fitted carpet. Storage cupboard. Cast iron feature fireplace with open fire. TV point. 2 Radiators. Single glazed sash window with original shutters. View to the castle.

**DINING ROOM** 15' 5" x 11' 5" (4.7m x 3.48m) Fitted carpet. Storage cupboard. Cast iron feature fireplace with stone surround. Alcove bookcase. TV point. Radiator. Internal window to the kitchen. Single glazed sash window to the front with seat and original shutters. View to the castle.

**OFFICE** 12' 2" x 9' 10" (3.71m x 3m) Original utility room but currently used as a hobby room. Fitted carpet. Belfast sink. Base units. Belfast sink. Storage cupboard. LPG central heating boiler. Radiator. Single glazed sash window to the rear overlooking the courtyard.

**CELLAR** Stone steps down to a rear door to the courtyard. Further steps down to a dry store currently used as storage and wine cellar.

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<b>KITCHEN/DINER</b>	28' 7" x 9' 0" (8.71m x 2.74m) max. Spacious, character room. Ceramic tiled floor. Original storage cupboard. Original Postmasters counter repurposed as a dresser. Quality fitted kitchen. Belfast sink. Gas Falcon range cooker. Integrated microwave. Space for fridge/freezer. 2 Radiators. 2 Double glazed windows to the rear. Door to the courtyard.
<b>REAR HALL</b>	Fitted carpet. Stairs up to study/bedroom 6 and shower room. Stairs down to utility. Radiator. Window to the side.
<b>SHOWER ROOM</b>	Ceramic tile floor. Tiled walls. Shower cubicle. WC. Hand basin. Storage cupboard. Heated towel radiator. Window to the side.
<b>STUDY/ BEDROOM 6</b>	19' 8" x 8' 2" (5.99m x 2.49m) Fitted carpet. TV point. 2 Radiators. 2 Windows to the side. 2 Windows to the rear.

## FIRST FLOOR

<b>STAIRS/LANDING</b>	Fitted carpet. Window to the rear with seat.
<b>BATHROOM</b>	9' 4" x 8' 11" (2.84m x 2.72m) Ceramic tile floor. Free standing bath. Shower cubicle. WC. Hand basin set in vanity unit. Heated towel rail. Underfloor heating. 2 Windows to the rear.
<b>BEDROOM 1</b>	15' 4" x 14' 0" (4.67m x 4.27m) Large double bedroom. Exposed floorboards. Cast iron feature fireplace with marble surround. Alcove cupboard housing George V vanity hand basin. TV point. Radiator. Single glazed sash window to the front with original shutters. View to the castle. En-suite: Tiled floor. WC. Shower cubicle. Heated towel rail.
<b>BEDROOM 2/ LOUNGE</b>	15' 4" x 11' 5" (4.67m x 3.48m) Currently used as a lounge but could be a double bedroom. Fitted carpet. Cast iron feature fireplace. Storage cupboard. Alcove cupboard housing George V vanity hand basin. TV point. Radiator. Single glazed sash window to the front with seat and original shutters. View to the castle.
<b>BEDROOM 3</b>	11' 10" x 9' 1" (3.61m x 2.77m) Single bedroom. Fitted carpet. Cast iron feature fireplace with stone surround. Alcove cupboard. Radiator. Single glazed sash window to the rear with seat and original shutters.

## SECOND FLOOR

<b>STAIRS/LANDING</b>	Fitted carpet. Window to the rear.
<b>LAUNDRY STORE</b>	10' 4" x 6' 3" (3.15m x 1.91m) Currently used as a sewing room. Fitted carpet. Storage shelves. High pressure water tank. Exposed beams and trusses.
<b>BEDROOM 5</b>	14' 0" x 12' 11" (4.27m x 3.94m) Double bedroom. Fitted carpet. Eaves storage. Exposed beams and trusses. Radiator. Window to the side. Dormer window to the front with views to the castle.

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**BEDROOM 4** 17' 11" x 11' 3" (5.46m x 3.43m) Large double bedroom. Fitted carpet. Eaves storage. Exposed beams and trusses. Radiator. Dormer window to the front with views to the castle.

## LOWER GROUND FLOOR

**UTILITY** 25' 7" x 8' 2" (7.8m x 2.49m) Fitted carpet. Under stairs storage cupboard. Sauna. Plumbing for washing machine and tumble dryer. 2 Radiators. 2 Windows to the side. Window to the rear. Door to the courtyard.

## SUNDIAL COTTAGE

### FIRST FLOOR

**KITCHEN/LIVING AREA** 19' 3" x 10' 9" (5.87m x 3.28m) Open plan living area: Fitted carpet. Exposed beams and trusses. Cast iron multi fuel stove. TV point. Space for dining table. Window to the front and front door. 2 Windows to the side.  
Kitchen area: Tiled flooring. Wall and base units. Single sink and drainer. Integrated electric hob and oven. Plumbing for washing machine. Space for fridge freezer.

**BATHROOM** Tiled floor. Tiled walls. Bath with shower over. WC. Hand basin. Window to the side overlooking the garden.

**STAIRS/LANDING** Fitted carpet. Loft access.

### GROUND FLOOR

**BEDROOM 2** 11' 2" x 7' 9" (3.4m x 2.36m) Double bedroom. Fitted carpet. Built in wardrobe. Under stairs cupboard. Patio doors to the garden.

**BEDROOM 1** 14' 2" x 10' 9" (4.32m x 3.28m) Large double bedroom. Fitted carpet. Ceiling beams. Window to the side. Patio doors to the garden.

**OUTSIDE** Double gate access from the front. Large patio courtyard. LPG tanks. 2 Stone built stores - 1 in the courtyard, 1 adjacent to the cottage. Private walled garden with established borders and lawn area.

**PARKING** Space for 2 vehicles on the cobbles to the front of the property. Unlike the majority of Middleham, these are owned by Sundial House.

# Sundial House & Cottage, Middleham DL8 4QG

## GENERAL

<b>Photographs &amp; Virtual Tours Viewing</b>	Items in these photographs and tours may not be included in the sale. <b>Ask for a video viewing first</b> - In person viewings by appointment only. PPE must be worn at appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority &amp; Planning</b>	Richmondshire District Council (01748 829100)
<b>Council Tax Band</b>	Band should be confirmed by the Purchaser prior to purchase.
<b>Tenure</b>	Freehold.

## AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

## OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

## FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor**? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

## ALL AGENTS

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## ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

J.R.HOPPER & Co. is a trading name for J. R. HOPPER & Co. (Property Services) Limited, which is registered in England No 3438347. The registered office for the company is Hall House, Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB. Directors are L. B. Carlisle and E. J. Carlisle.

## ENERGY PERFORMANCE CERTIFICATE

**Property:** Sundial House & Cottage, West End, Middleham, North Yorkshire, DL8 4QG

**Energy Efficiency Rating Current** n/a



# Sundial House & Cottage, Middleham DL8 4QG

## Sundial House & Cottage

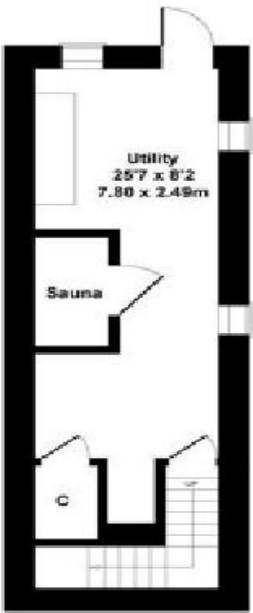


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

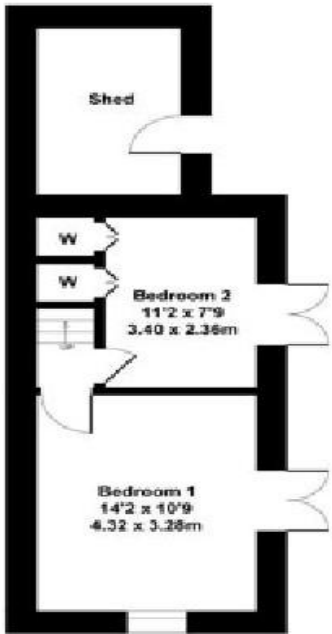
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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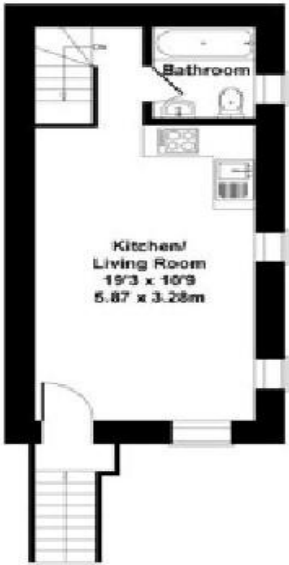
**Sundial House & Cottage, Middleham DL8 4QG**



**LOWER GROUND FLOOR**



**COTTAGE (GROUND FLOOR)**



**COTTAGE (FIRST FLOOR)**

## Sundial House & Cottage, Middleham DL8 4QG





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