



ULSHAW, MIDDLEHAM
Leyburn, North Yorkshire DL8 4PU





ULSHAW

MIDDLEHAM, LEYBURN, NORTH YORKSHIRE DL8 4PU

SET BY THE RIVERSIDE IN THIS MOST CHARMING OF LOCATIONS, THIS DETACHED PERIOD PROPERTY IS IN NEED OF MODERNISATION AND BOASTS FIVE BEDROOMS, THREE RECEPTION ROOMS, DETACHED GARAGE, AMPLE OFF-ROAD PARKING AND OUTBUILDINGS. WITH BEAUTIFUL VIEWS ACROSS THE RIVER URE TO EAST WITTON FELL AND BEYOND, THERE ARE EXTENSIVE SOUTH FACING GARDENS TO THREE SIDES.

Ground Floor Accommodation

Entrance Hall · Living Room · Dining Room · Snug/Study
Kitchen · Downstairs Cloakroom/WC

First Floor Accommodation

Five Bedrooms · Two Bathrooms

Externally

Detached Garage · Workshop · Lawned Gardens
Ample Off-Road Parking · Two Outside Stores

Leyburn 3 miles · Bedale 10 miles · Ripon 17 miles · Harrogate 29 miles



GSC GRAYS

PROPERTY · ESTATES · LAND

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Barnard Castle
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Bedale
Tel: 01677 422400

Hamsterley
Tel: 01388 487000

Richmond
Tel: 01748 829217

Stokesley
Tel: 01642 710742

Situation and Amenities

Set in the rolling countryside of Lower Wensleydale, Ulshaw is located between the racing town of Middleham and the villages of East Witton and Spennithorne. Less than a mile away is the renowned hotel and restaurant, The Blue Lion, and just across Ulshaw Bridge is the award winning traditional dales pub, The Coverbridge Inn.

Both Middleham and Leyburn have several public houses/restaurants/hotels and convenience shops, with Leyburn also having a weekly market and two supermarkets.

There are primary schools in both Spennithorne and Middleham with secondary schools at Leyburn and Richmond. There are private schools at Newton le Willows (Aysgarth Prep School), Barnard Castle and Sedbergh. Approx. 10 miles from Leeming Bar, the property offers easy access to the A1 and A684.



Description

Occupying an enviable location, nestled on the banks of the River Ure, and with beautiful views across the Lower Wensleydale countryside to East Witton Fell, this substantial, traditional dales property boasts an impressive three reception rooms, two bathrooms and five bedrooms in addition to a workshop, outbuildings and a detached garage. Sitting within in a generous sized plot, there are formal lawned gardens, an orchard in addition to off-road parking for in excess of four vehicles.

Whilst the property is in need of modernisation and some renovation works, it does provide the opportunity to create an extensive family home with the potential to extend the current accommodation even further.

Ground Floor Accommodation

The entrance porch opens into the formal hallway with doors to the living room, dining room and downstairs cloakroom/WC. All the reception rooms benefit from south-facing windows overlooking the garden and feature beams to ceiling. The living room has an open fireplace, whilst the dining room has parquet flooring and period style timber doors. There is scope in the kitchen to do away with the existing pantry to create a large kitchen/breakfast room, often preferred for modern, family living. Adjacent to the kitchen is a further reception room which would make a perfect study/snug/playroom – there is a second staircase from here that leads to bedroom five.



First Floor Accommodation

The central turned staircase leads up to the spacious first floor landing where there are two bathrooms and five extremely good sized bedrooms, all with enviable river views. There is ample space and storage areas on the landing which, in addition to the notable size of bedrooms one and two (and already having wash basins in place), leaves open the potential to create en-suite bath/shower rooms where desired.

Externally

Gardens

There are formal lawned gardens to two sides of the property, interspersed with flag stone pathways, flower beds and borders and a variety of mature shrubs and trees. The area to the east of the property has a small orchard with mature fruit trees and timber coal and wood stores.

Garage and Parking

Accessed via a tarmacadam track (with formal right of way to the property and a cattle grid to the entrance) there is a large parking area for in excess of four vehicles. The detached garage has an up-and-over door and light and power points.

Workshop and Outbuildings/Stores

The workshop adjoins the main house, where there may be the possibility of incorporating it to form a utility room/rear entrance hall, and houses the oil-fired boiler. There are also multiple electric and light points.



Wayleaves, Easements and Rights of Way

Ulshaw is sold subject to, and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements and Other Information

All areas, measurements and other information have been taken from various farm records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy

Tenure and Services

The property is offered Freehold with Vacant Possession upon Completion. The property benefits from mains electric and water (with double-chamber drainage) and has oil-fired central heating throughout.

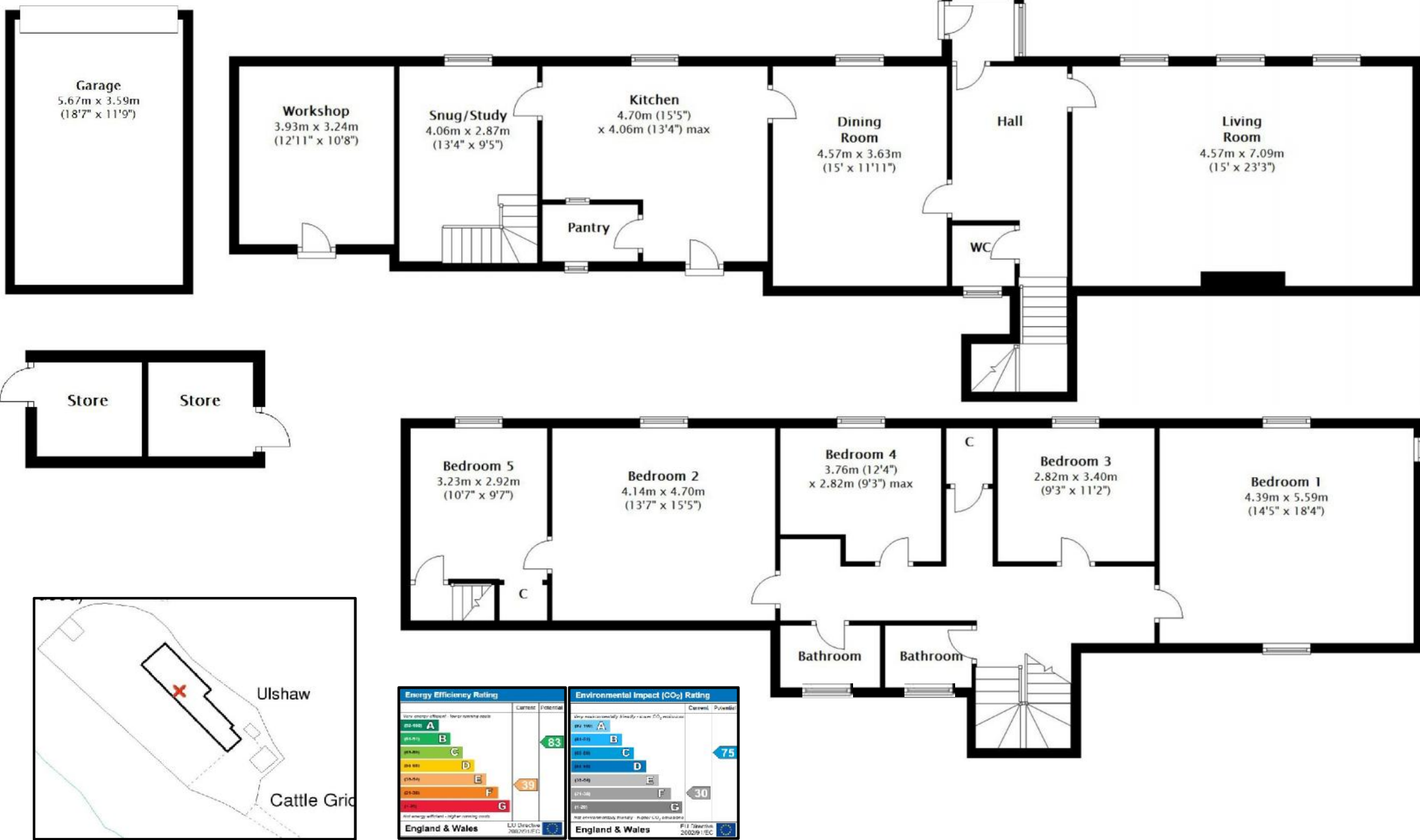
Local Authority and Council Tax

The Local Authority is Richmondshire District Council tel: 01748 829100. For council tax purposes, the property is banded D.

Viewings

Viewings are strictly by appointment only via the Agents, GSC Grays, tel: 01969 600120.





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Please discuss with us any aspects that are important to you prior to travelling to the view the property. Particulars written: March 2015 Photographs taken: March 2015