

THE SMITHY

MIDDLETON TYAS

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Welcome home...

Situated just off the main road in the popular village of Middleton Tyas, The Smithy is a traditional stone-built two-bedroom cottage overlooking a quiet single-track lane. While there is no designated parking, on-street parking is available nearby.

The village offers an excellent location for commuters and families alike, with easy access to the A1 and A66, and local amenities at nearby Scotch Corner Services. Middleton Tyas itself is home to a well-regarded primary school, a community-run village shop, and a popular pub, The Shoulder of Mutton.



At home...

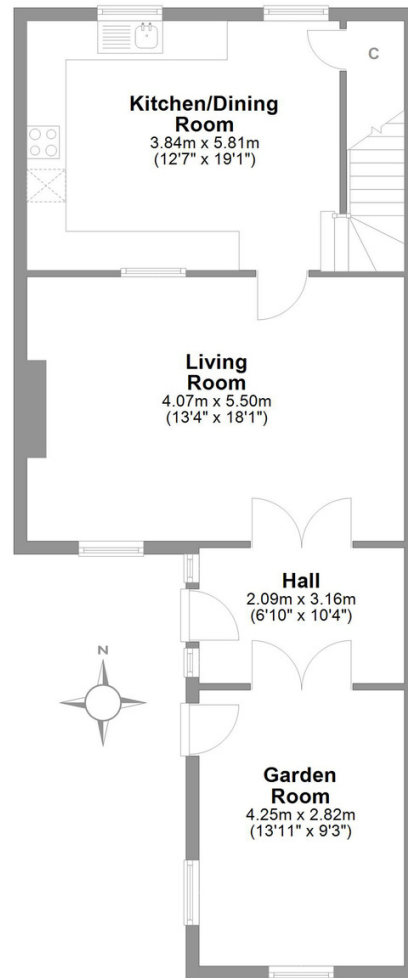
The property includes a low-maintenance patio garden with two access points—one leading into a garden room and the other into the main hallway. Inside, the ground floor comprises a welcoming hallway, a cosy living room with a log-burning stove, and a kitchen/dining area. Upstairs are two bedrooms and a family bathroom.

The cottage is light and airy throughout. While generally well presented, the property would benefit from some modernisation, offering a great opportunity to update and personalise. Ideal for first-time buyers, downsizers, or anyone looking for a village home with character and potential.



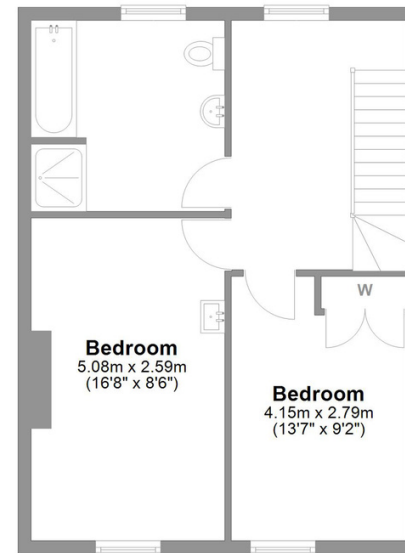
The Smithy Middleton Tyas

Total area: approx. 110.3 sq. metres (1187.7 sq. feet)



Ground Floor

Approx. 64.5 sq. metres (694.2 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.5 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd