

# Leyburn Manor

Region: Yorkshire Sleeps: 20 - 26

## Overview

Like a miniature "Downton Abbey", this 18th century manor in Yorkshire infuses a sense of grandeur into everyday life. Stately, spacious rooms - furnished with antiques and the finest linens - invite you to enjoy a heightened country lifestyle. You'll be greeted by the housekeeper, who will help you settle in and decide which sights to see (besides the 3 acres of beautiful gardens).

This holiday manor features endless spaces for entertaining. The traditional dining room has space for 18 to feast, while a fireplace and family portraits look on. Have a friendly game in the billiards room, flooded with light from tall windows and the roof lantern above, or enjoy tea in the traditional drawing room, where arched windows look out on the gardens beyond. You'll feel like royalty in the bedrooms, featuring Super king and Emperor-size beds, feather pillows, and plush, high-quality bedding.

The nearest town is Middleham, a settlement that has existed since Roman times, and now houses your local pub just 1 km away. The eponymous castle is well worth a visit - a striking roofless ruin set in flawless farmland. Dales National Park is nearby, a 15 minute drive will take you to Aysgarth Falls.

*\*Please note that guests staying in groups of 20 or less will only have access to the 10 bedrooms in the Main House and not the new West Wing, if you wish to have access to the entire home then you will need to book at the maximum capacity rate.*

AS MENTIONED IN



**THE SUNDAY TIMES**



## Facilities

Manor • Great Value • **Recommended** • Heritage Collection • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Walk to Village • Walk to Restaurant • BBQ • Ideal for Parties • Stag/Hen Allowed • Games Room • Indoor Games • Outdoor Games • DVD • Working Fireplace/Woodburner • Heating • Conference Facilities • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Toys • Rural Location • Walking/Hiking Paths • Golf Nearby • Stalking/Hunting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Chapel on Site

# Interior & Grounds

## Main House

- Drawing Room with garden views
- Library with open fire and garden access
- Billiard Room with recently restored billiard table and garden access
- Formal dining room with seating for 18
- Breakfast dining room with seating for 12
- Fully-equipped kitchen with twin ovens, hob, dishwasher, fridge freezer and butler's pantry with range cooker
- Children's Playroom with a selection of toys and games
- Bedroom with emperor bed and en-suite bathroom
- Bedroom with super-king bed
- Bedroom with super-king bed
- Bedroom with super-king bed
- Bedroom with super king bed
- Bedroom with super-king bed
- Bedroom with double bed
- Five family bathrooms

## West Wing Extension

- Kitchenette
- Bedroom with double bed (*can be set up with twin beds on request*) and en-suite bathroom
- Bedroom with double bed (*can be set up with twin beds on request*) and en-suite bathroom
- Bedroom with double bed (*can be set up with twin beds on request*) and en-suite bathroom

## Exterior Grounds

- Three acres of secret walled garden
- Garden door leading to Middleham Church

## Additional Facilities

- Wi-Fi
- TV & DVD
- Washing machine
- Iron & board
- Travel cot available on request
- Parking

*\*Please note that those booking in groups of 20 or less will NOT have access to the West Wing unless they pay the full rate for maximum occupancy.*

*\*An extra bed can be provided, making the maximum capacity 27 people. This extra bed is of course not as comfortable as the other beds, and there is an*



*additional charge of £50 per stay for use of the extra bed.*

## Location & Local Information

The house is a charming, 18th century Georgian manor set on 3 acres of private walled garden and situated in the heart of picturesque Middleham.

Middleham was once known as 'the Windsor of the North' because of the frequent visits of monarchs and nobles to Middleham Castle. It was also home to Richard III in 1471. It is a picturesque dale village with its own Castle, parish church, and charming market square surrounded by local pubs, restaurants, shops, rivers and the most stunning landscape in the country.

The village today derives much of its prosperity from the breeding and training of racehorses, and there are many well known racing stables in and around the town.

### Location

- On the doorstep are dales, heather covered moors, rivers, waterfalls and picturesque dale villages.
- Local restaurants and pubs are close by.

### Local Amenities

Nearest Airport	<b>Leeds Bradford (71-80 km)</b>
Nearest Ferry Port	<b>Hull (Over 100 km)</b>
Nearest Village	<b>Middleham (1 km)</b>
Nearest Town/City	<b>Middleham or Leyburn (5 km)</b>
Nearest Restaurant	<b>White Swan (1 km)</b>
Nearest Bar/Pub	<b>White Swan (1 km)</b>
Nearest Beach	<b>Staithes (91-100 km)</b>
Nearest Golf	<b>Bedale Golf Club (16-20 km)</b>



## What we love

- This manor in Yorkshire is walkable to pubs, restaurants, historical monuments and the riverside.
- Gorgeous traditional furnishings and luxe linens lend an aristocratic air to this 18th century home. There is a stunning original billiard room and library leading to the garden.
- Dales National Park is a quick drive away - sporting types will have plenty to stay occupied!
- Ample adults and children spaces, well equipped with music system, Wi-Fi, TVs and DVDs

## What you should know...

- There is swimming at the river (a 15 minute walk away), though no private pool
- Guests staying in groups of 20 or less will not have access to the new West Wing unless the full capacity rate has been paid

# Terms & Conditions

- Security deposit: £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: 3.00 pm
- Departure time: 10.00 am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: An additional charge of £50 will be applied to cover the cost of bedding
- Pets welcome?: Two dogs allowed, £25 per dog payable to owner. Please note that they are not allowed upstairs, in bedrooms or in rooms with carpets
- Changeover day: Friday
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property