



Aldbrough Hall

Aldbrough St John, Richmond

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An exceptional, elegant Grade II listed country house with beautiful walled grounds, paddock and stabling.

A fine period manor house with handsome elevations and a wealth of elegantly appointed accommodation, set in a desirable position in the heart of the picturesque north Yorkshire village of Aldbrough St. John. Overlooking the delightful village green, the property sits within beautiful walled gardens and features stylish modern fittings alongside attractive period details throughout.



4 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE AND CARPORT



APPROX. 3 ACRE PADDOCK



FREEHOLD



VILLAGE GREEN LOCATION



MAIN HOUSE 4,661 SQ FT (434 SQ M)



GUIDE PRICE £1,500,000



The property

Aldbrough Hall is an impressive Grade II listed period property, dating from the 18th century, with many original features including fireplaces, decorative cornicing and tall sash windows with shutters. Inside, there are more than 4,600 square feet of beautifully appointed accommodation, including four reception rooms and six bedrooms, combining period elegance with contemporary fittings. The current owners have undertaken an extensive and sensitive programme of improvements, including the refurbishment of the windows external lime rendering, a new roof, cast-iron downpipes and guttering, upgraded heating system, oak flooring and a new kitchen, family bathroom and shower rooms. To the front of the property there are two formal reception rooms both of which have dual sash windows offering south facing views across the village green. These are the sitting room, which has an impressive fireplace with a marble surround and fitted with a woodburning stove, and the generous dining room, which has space for a seating area in addition to a large dining table, and features a splendid open fireplace with a carved wooden surround. The

welcoming reception hall with a striking newly laid oak flooring leads to two further reception rooms towards the rear of the ground level in the family room and the drawing room, with the family room benefitting from French doors opening to the garden. In addition, the ground floor has a well-equipped kitchen and breakfast room with original flagstone flooring, handmade wooden units by Neptune Kitchens, a central island with seating, an electric Everhot range, integrated wine cooler and dishwasher and built-in banquette seating for a breakfast table. Extensive additional storage and space for appliances is found in the vaulted cellar.

A turned staircase leads from the entrance hall to a half landing with an impressive feature glazed window and a return staircase which leads to the main landing on the first floor. There are six well-presented bedrooms including the principal bedroom with its ornate fireplace, dressing room and en suite shower room. One further bedroom is also en suite, while the first floor also has a family bathroom with a freestanding bathtub and a separate shower.



Outside

The house is set in a beautiful garden, with wider grounds extending to a total of around 4 acres. Access for vehicles is to the side, where there is a parking area and a driveway leading to further parking at the rear, as well as to the detached double garage and carport. The walled garden surrounding the house has manicured lawns, gravel pathways, two patio seating and dining areas, well-stocked beds with various shrubs and perennials, while beyond the walled garden there is a grassy paddock, a woodland garden and mature trees, extending in total to approximately 4 acres. Further outbuildings include a stables block, log store and a garden store. A second access is available via Spenceley Place, giving direct access to the rear paddock.

Location

The property is set in a delightful village position, surrounded by magnificent rolling North Yorkshire countryside and seven miles from the historic market town of Richmond. Aldbrough St. John is a small and

picturesque village with a local pub, The Stanwick Arms, a parish church, village hall, a doctor's surgery and a splendid green, which the property overlooks. The Michelin star restaurant at Middleton Lodge, Middleton Tyas is only 5 miles away. Richmond provides plenty of local amenities, including a wealth of shops, restaurants, cafés and pubs. There is a choice of local supermarkets, while the large, bustling town of Darlington, nine miles away, provides further access to a wealth of shops, supermarkets and leisure facilities.

There are plenty of excellent walking, cycling and riding routes nearby, with the beautiful countryside of the North Pennines and Yorkshire Dales within easy reach. The A1(M) is two and a half miles to the east, providing superb road links towards Harrogate, York and Leeds to the south, and Darlington, Middlesbrough and Newcastle-Upon-Tyne to the north. Darlington and Northallerton train stations provide excellent links to London and Edinburgh along the East Coast mainline railway. Complimented by International airports at Newcastle, Durham Tees Valley and Leeds/Bradford.



Nearby Stations

- Darlington
- Northallerton

Key Locations

- Richmond Castle
- Easby Abbey
- The Yorkshire Dales
- North Yorkshire Moors National Park
- Kiplin Hall & Gardens
- Bolton Castle
- Constable Burton Hall Gardens
- Aysgarth Falls
- Bowes Museum
- Barnard Castle

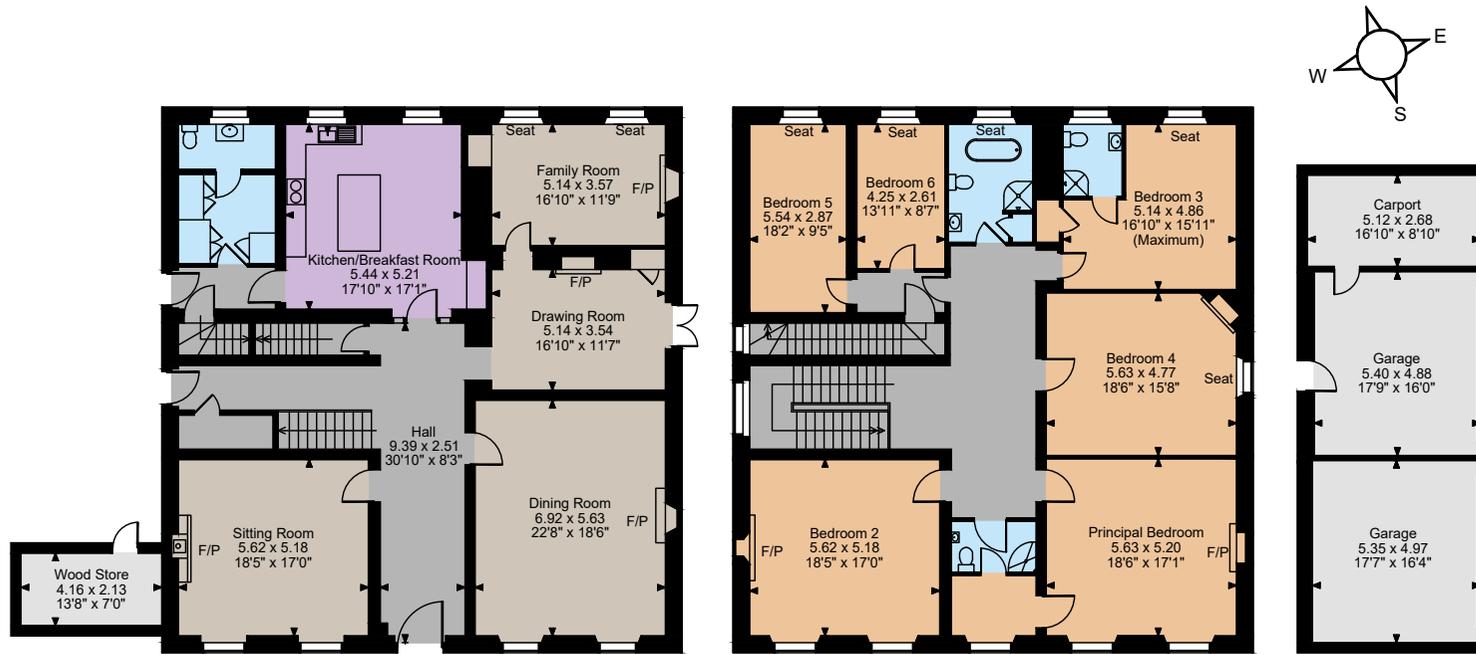
Nearby Schools

- Richmond School
- St Francis Xavier School
- Barnard Castle School
- Aysgarth School
- Queen Mary's School
- Queen Ethelburga's College

Distances

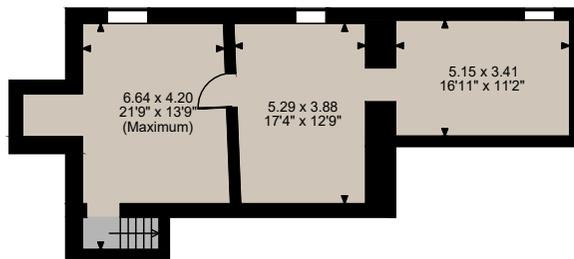
- Richmond 6.8 miles
- Darlington 9.2 miles
- Barnard Castle 13 miles
- Durham 24 miles
- Newcastle 42 miles
- York 45 miles



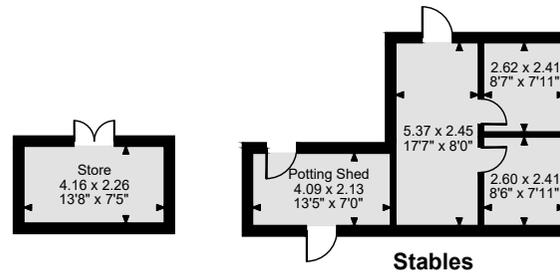


Ground Floor

First Floor



Cellar



Stables

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

- Main House internal area 4,661 sq ft (434 sq m)
- Cellar internal area 755 sq ft (70 sq m)
- Garages & Carport internal area 736 sq ft (68 sq m)
- Outbuildings (Stables, Stores & Potting shed) internal area 583 sq ft (54 sq m)
- Total internal area 6,735 sq ft (626 sq m)

Directions

Post code: DL11 7TF

What3words: ///noted.relative.skews

General

Local Authority: North Yorkshire Council

Services: Mains electricity, water and drainage. Oil central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: E

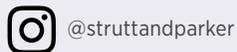
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