



Atkinson House, Brough Park  
Richmond, North Yorkshire

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BNP PARIBAS GROUP 

# Atkinson House

## Brough Park, Richmond

### North Yorkshire DL10 7PJ

A beautifully presented three-bedroom apartment in the magnificent Grade I listed Brough Hall country house, set among extensive grounds, with a private garden and double garage.

A1(M) (Jct 52) 1.4 miles, Catterick 3.2 miles, Richmond town centre 5.4 miles, Northallerton 13.5 miles, Northallerton mainline station 13.5 miles (2 hours 20 minutes to London Kings Cross), Darlington 14.7 miles, Leeds Bradford Airport 44 miles

Entrance hall | Sitting room | Kitchen  
Cloakroom | Principal bedroom with en suite bathroom | 2 Further bedrooms | Family bathroom | Wine store/boot room | Double garage | Private garden | EPC rating E

### The property

Atkinson House, named after the renowned architect Thomas Atkinson of York, is a sophisticated residence with a wealth of character features retained by the current owners during a program of renovations, including deep corning, chandeliers, ornate original detailing and high ceilings with elegant, luxury styling throughout. This property offers a unique opportunity to live in an impressive Grade I listed 15th century country house, owned then by the De Burgh family, and converted into 10 dwellings in 1980.

The property is set in the western wing of the house boasting substantial windows to all 4 sides of the property and includes a majestic, crescent-shaped entrance hall which was once the ball room entrance to the house, with its' impressive sweeping stone cantilever staircase, that leads to the galleried landing above. Both spaces are ideal for entertaining guests, or simply for relaxing and enjoying the parkland views, with intricate mouldings and a fabulous sense of space from the high ceilings.

Completing the ground floor is a useful wine store/boot room and cloakroom. The majority of the living space is on the first floor, including the generous, dual aspect sitting room with its full-height sash windows that provide far reaching views over the grounds, an open fireplace and ceiling roses and flooded with natural light. The adjacent stylish and bespoke kitchen includes a Rangemaster stove, a traditional style double width fridge freezer and has plenty of storage space within the contemporary fitted wall and base units, as well as ample space for a family dining table setting. The three double bedrooms include the large principal bedroom with its luxury substantial en suite bathroom. There is also a family bathroom, with both the en suite and main bathroom featuring a freestanding roll-top bath, separate walk-in shower enclosure and twin sinks. A laundry space for a washing machine and tumble dryer complete the first floor.

### Outside

Brough Hall and is accessed via a stone-pillared gateway opening to a long sweeping driveway with a charming stone bridge. It is surrounded by substantial mature communal parkland and grassland extending to 13 acres, featuring a range of specimen trees, formal manicured lawns and peaceful stream. The property enjoys a private low maintenance lawned garden predominantly lavender, roses and rosemary, with a Yorkshire stone patio area which offers the ideal spot for al fresco dining along with a double garage situated within a block close by.

### Location

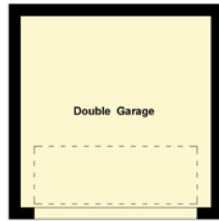
Brough Hall is surrounded by beautiful grounds and backs onto stunning North Yorkshire countryside. Nearby Catterick has two large supermarkets, while the historic market town of Richmond is five miles away, with its further choice of shops and amenities. Darlington also offers a wide range of amenities including shops, eateries, bars, theatres, cinemas, sports facilities, clubs and notable educational institutions. The A1(M) is close by and the mainline rail services are accessible at Northallerton.



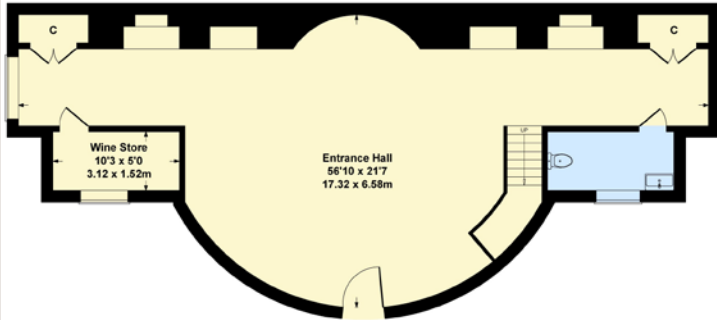


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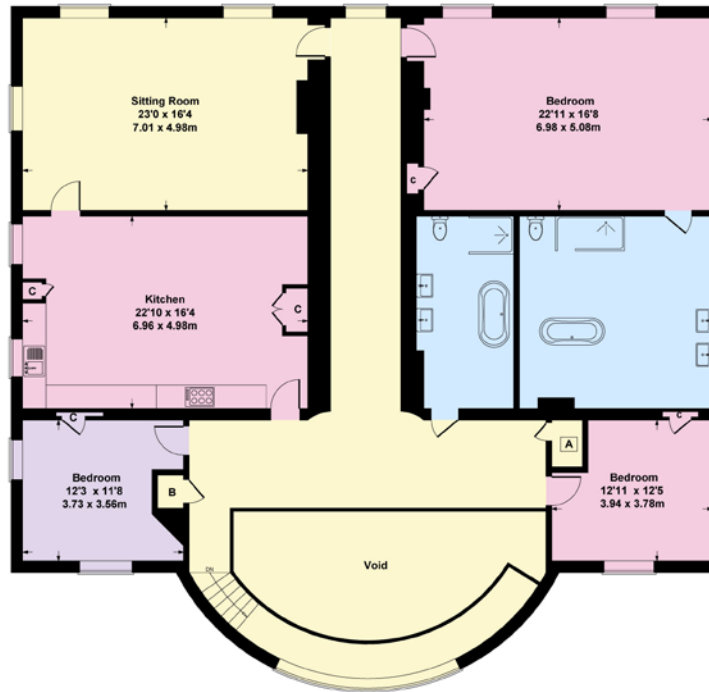
APPROXIMATE GROSS INTERNAL AREA  
3369 sq ft - 313 sq m  
(Excluding Garage And Void)



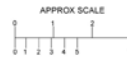
GARAGE



GROUND FLOOR



FIRST FLOOR



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.



**Directions**

DL10 7PJ - [///learning.cleansed.mere](http://learning.cleansed.mere)

**General**

**Local Authority:** North Yorkshire Council  
**Services:** Mains electricity, gas, water and drainage. Fibre broadband. Dual HIVE heating system.  
**Council Tax:** Band E  
**Guide Price:** £650,000  
**Tenure:** Leasehold - 954 years remaining on the lease with a share of the freehold.

**Service charges:**

1. £3,967.50 annually to Brough Hall. This covers building insurance, grass cutting of the back lawn, external painting and on-going maintenance of the roof, stonework and general structural repairs.
  2. £450 annually to Brough Park which includes cutting of the front lawn and maintenance of the road leading to the property. Resurfaced April 2024.
- Pets:** The lease allows pets.

**Harrogate**

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