



Foss House, Brough Park
Richmond, North Yorkshire

A stunning apartment with refined features and part of a Grade I listed mansion, surrounded by beautiful grounds

A stunning three-bedroom apartment, occupying part of the magnificent Brough Hall, a fine country mansion surrounded by 13 acres of rolling parkland. The main house dates originally from the 15th century with later additions, and is now split into 10 residences, including this beautifully appointed apartment with ornate original detailing and light, airy and spacious accommodation.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDEN



LEASEHOLD



RURAL



2,300 SQ FT



OFFERS OVER £425,000

The property

Foss House is a beautiful three-bedroom apartment set in the west wing of the handsome Grade I listed Brough Hall, a grand historic house originally built for the de Burgh family. The apartment is located on the ground floor and features stunning high ceilings with ornate decorative features, as well as tall sash shuttered windows welcoming plenty of natural light. The standout feature of the home is its fabulous large open plan living/dining room, once the original ballroom to the Hall and offering ample space for a dining area and a sitting/family area. Measuring 32ft it features a magnificent Adam style ceiling with patterned plasterwork, while there is also a handsome carved stone fireplace, recently fitted with a woodburning stove and built-in shelving with a panelled feature wall. An impressive large mirror, believed to be original to the property, will be included in the sale. The Minstrels Gallery overlooks the main sitting area and is supported by splendid columns. The gallery area provides space for a study or library. The well-equipped kitchen has modern fitted units to base and wall level, as well as integrated

appliances including a dishwasher, dual oven, an induction hob and an extractor hood. There are three bedrooms on the ground level, including the principal bedroom, which has a stunning chandelier light fitting, an en suite shower room and stairs leading to the mezzanine, as well as a dressing area with built-in storage. There is also a family bathroom with an over-bath shower. The current owners have taken great care to maintain the upkeep of the property throughout, including the refurbishment of all of the windows and front door, renewed flooring to the kitchen and bathrooms, upgraded the heating system, including new period radiators and NEST controls and improved the electrical system to meet current regulations. Both the kitchen and main living areas have recently been painted in Farrow & Ball colours.

Outside

Brough Hall is set in a peaceful yet well-connected position, accessed via a stone-pillared gateway opening into a long sweeping driveway with a charming stone bridge.



There is parking space to the side of the house, while the apartment also has a double garage in the shared garaging block nearby. The apartment's garden includes areas of lawn to the side and rear and two patios for al fresco dining.

Location

The property is located in Swaledale in the Yorkshire Dales surrounded by mature communal parkland and grassland extending to 13 acres and within easy striking distance of The North Yorkshire Moors and the Lake District. The neighbouring villages of Brough with St Giles and Colburn are less than a mile away, providing a variety of everyday amenities, including a selection of shops and a supermarket. Nearby Catterick has two large supermarkets, while the historic market town of Richmond offers a further choice of shops and amenities.

The area is well connected by rail and road. The A1(M) is just a mile and a half away and mainline rail services are accessible at Northallerton and Darlington with links to York, Leeds, Newcastle and London.



Distances

- Brough with St. Giles/Colburn 0.8 miles
- Brompton on Swale 2.4 miles
- Catterick 2.8 miles
- Hipswell 2.8 miles
- Richmond 5.0 miles
- A1(M) 1.5 miles

Nearby Schools

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

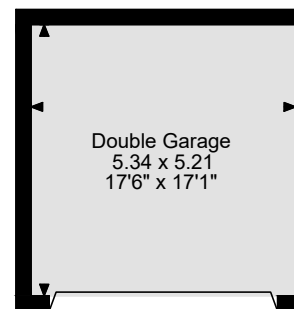
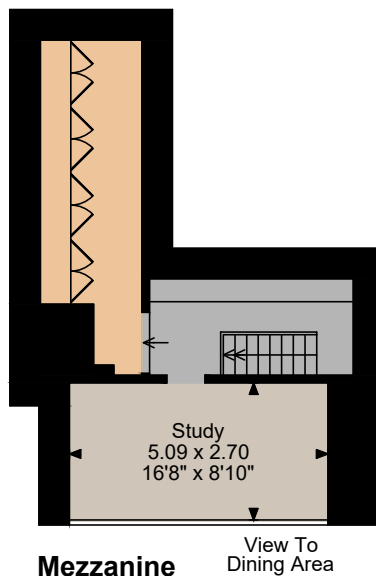
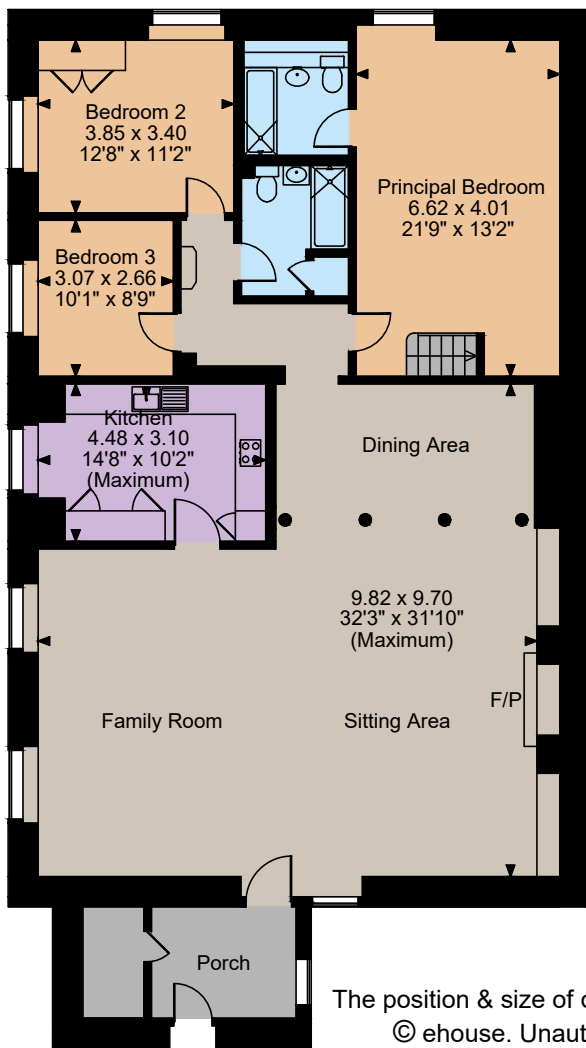
Key Locations

- Richmond Castle
- The Green Howards Museum
- Easby Abbey
- Foxglove Covert Nature Reserve
- Kiplin Hall & Gardens
- Bolton Castle
- Constable Burton Hall Gardens
- Aysgarth Falls
- Bowes Museum
- Barnard Castle

Nearby Stations

- Northallerton 14.4 miles
- Darlington 14.3 miles





The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8647337/SAK

Floorplan

Main House internal area 2,300 sq ft (214 sq m)
Double Garage internal area 299 sq ft (28 sq m)
Total internal area 2,599 sq ft (242 sq m)
For identification purposes only.

Directions

DL10 7PJ

What3Words: ///owes.chainsaw.cheaply - brings you to the driveway

General

Local Authority: Richmond Council

Services: Mains electricity, gas and water. Drainage is via a communal pumping station to the main drains. Gas central heating. High speed fibre broadband

EPC rating: D

Council Tax: Band G

Tenure: Leasehold, 998 years from 1962. The property also owns 7.5% of the freehold.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Service Charges:

1. £2,715.16 annual payment to Brough Hall. This covers building insurance, grass cutting of the lawn, stonework and general structural repairs.
2. £450 annual payment to Brough Park which includes cutting of the front lawn and maintenance of the road leading to the property.

Pets: The lease allows pets.

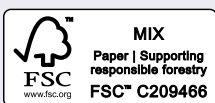
Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

