



# Beech House

Richmond, North Yorkshire



## A two bedroom apartment forming part of an historic Grade I listed country house in a superb parkland setting.

A first-floor property with a private entrance and double garage, brimming with period features sensitively combined with modern amenities. It is in a sought-after and highly convenient area, near to local village and town centre amenities and within easy reach of the road network and local and mainline train stations.



**1 RECEPTION ROOMS**



**2 BEDROOMS**



**1 BATHROOMS**



**DOUBLE GARAGE**



**COMMUNAL GARDENS**



**LEASEHOLD WITH SHARE OF FREEHOLD**



**RURAL**



**945 SQ FT**



**GUIDE PRICE £225,000**



### The property

Brough Hall is a Grade I listed country house, originally built for the de Burgh family in the 15th century and now converted into 10 exclusive residences. Located to the rear of the property, Beech House is an attractive first floor apartment offering almost 1,000 sq. ft of light-filled accommodation.

Configured to maximise the stunning parkland views, it sensitively combines modern amenities with a wealth of period features including sash and stone mullioned casement glazing, some original window shuttering, very high ceilings, some fine cornicing and some original plasterwork. The accommodation is accessed through a private part-glazed door with panelled pilasters and a keyed round arch, opening to a ground floor reception hall with useful storage. Stairs rise to a private first floor landing with a cloakroom and a door to a generous reception/dining room. It features a front aspect stone-mullioned bay window, a plasterwork nook with fitted storage below and a feature fireplace and offers space for seating, dining and study areas, the whole configurable to the

purchaser's own requirements. A sliding door off the reception/dining room opens to a well-proportioned kitchen. It offers a range of wooden wall and base units, complementary work surfaces and space for modern integrated appliances.

Accessible from the reception/dining room, an inner hall offers further useful storage. It gives access to an L-shaped rear aspect principal bedroom with a large sash window with bespoke window seating, one further double bedroom with fitted storage and a family bathroom with bath and separate shower enclosure.

The property also benefits from a vaulted loft area, accessible through a hatch and suitable for a variety of uses. For example, an additional bedroom with en suite and a study space. Drawings available for inspection subject to planning.





## Outside

Brough Hall and its park are accessed through ornate twin stone pillars and a long sweeping driveway leading through the communal grounds.

Passing over a stone bridge spanning a small stream, it gives access to resident and visitor parking and to a side garaging area housing the property's double garage. The property sits behind an area of level lawn bordered by well-stocked flower and shrub beds. Extending to around 13 acres, the well-maintained parkland surrounding the property is laid mainly to lawn interspersed with and bordered by mature specimen trees and hedging. Overlooking the church and river to the rear of the property, it offers numerous seating areas and a wealth of walking routes.

## Location

The property sits between the Yorkshire Dales and North York Moors National Parks. The nearby villages of Brough with St Giles, Colburn and Brompton-on-Swale provide a variety of everyday amenities, including a selection of shops, primary schools and a supermarket. Catterick has two large supermarkets, while the historic market town of Richmond offers a weekly market, independent and high street shops, cafés, restaurants, pubs, a library, cinema, theatre, swimming pool, gym, primary and secondary schooling, a golf course and racecourse. Transportation links are excellent: the A1(M) gives access to the major regional centres and the motorway network, Leeming Bar station (8.2 miles) offer local train services and Northallerton and Darlington mainline stations (13.8 and 14.7 miles respectively) link to York, Leeds, Newcastle and central London.

## Distances

- Brough with St Giles 0.8 miles
- Colburn 1.3 miles
- Brompton-on-Swale 2.2 miles
- Catterick 3.1 miles
- Richmond 5.5 miles

## Nearby Schools

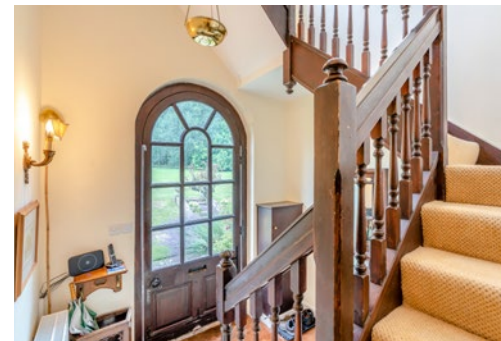
- St Francis Xavier
- Barnard Castle
- Aysgarth
- Queen Mary's
- Queen Ethelburga's
- Teesside High
- Yarm

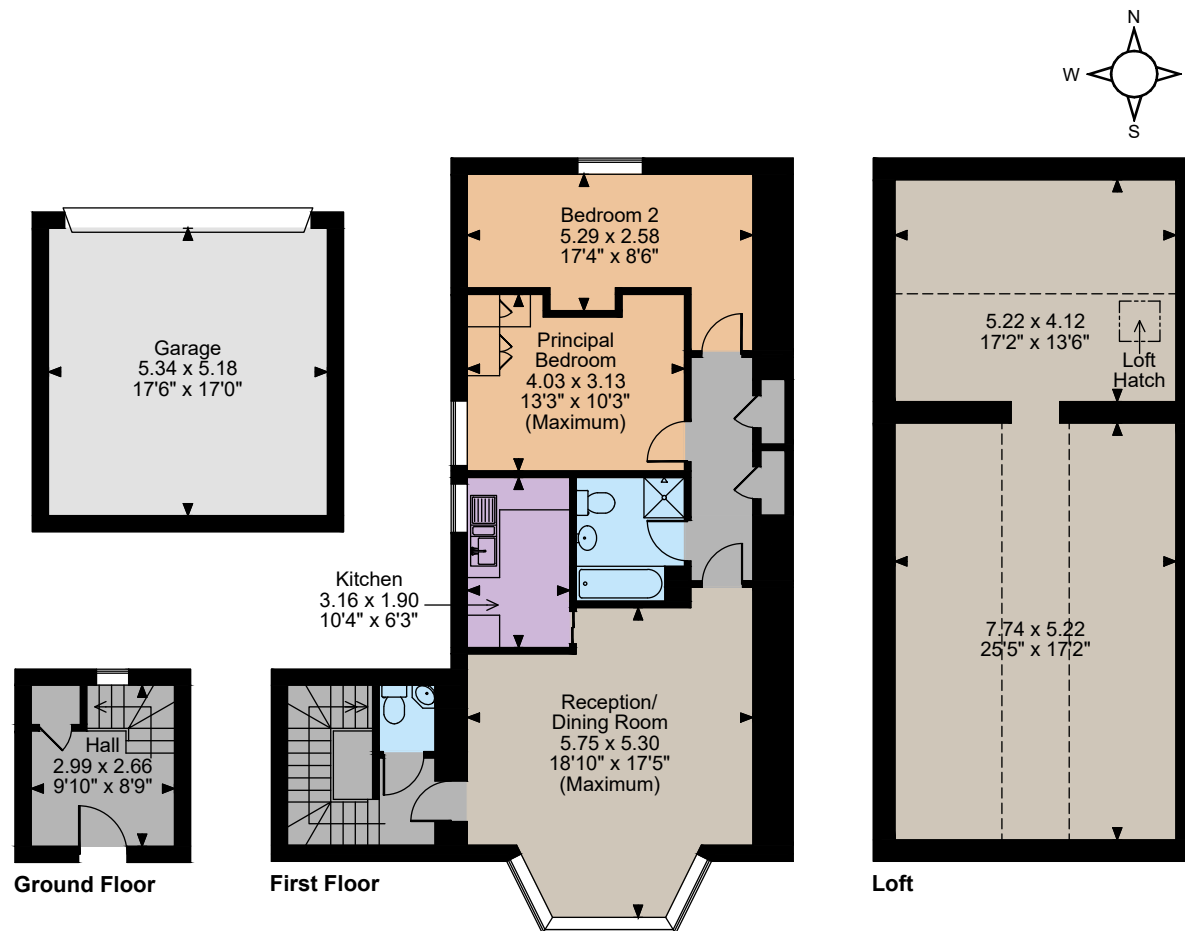
## Key Locations

- 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

- Leeming Bar





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

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 945 sq ft (88 sq m)

Garage internal area 298 sq ft (28 sq m)

Loft internal area 187 sq ft (17 sq m)

Total internal area 1,430 sq ft (133 sq m)

For identification purposes only.

## Directions

DL10 7PJ - **what3words**: ///onion.classics.regret

## 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, new Worcester Bosch Boiler 2024

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

**Tenure:** Lease term 999 years from 18 February 1983. The property also owns 5.27% of the freehold.

**Council Tax:** Band B

**EPC Rating:** D

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

## Service Charges:

- £1,818.16 annual payment to Brough Hall. This covers building insurance, grass cutting of the lawn, stonework and general structural repairs.
- £450 annual payment to Brough Park which includes cutting of the front lawn and maintenance of the road leading to the property.

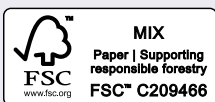
## Harrogate

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