



THE CLOCK HOUSE

BROUGH PARK, NR RICHMOND, DL10 7PJ

£530,000
FREEHOLD

A Rare Opportunity to purchase a Spacious Character Property within a most exclusive parkland setting close to Richmond and the A1(M). Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom WC, Rear Hall, 3 Bedrooms, En-Suite Bathroom/WC, Family Bathroom/WC, Integral Store, Nearby Double Garage and Parking, Garden, Gas Fired Central Heating. NO ONWARD CHAIN. Council Tax Band E. EER E54.

NORMAN F. BROWN

Est. 1967

THE CLOCK HOUSE

- SUPERBLY LOCATED CHARACTER PROPERTY • 3 BEDROOMS • 2 RECEPTION ROOMS • DOUBLE GARAGE • WEST FACING GARDEN • OVERLOOKING PARKLAND • HANDY FOR A1(M) AND RICHMOND • GAS CENTRAL HEATING • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE HALL

Radiator, under stairs storage cupboard, cupboard containing gas and electric meters. Obscured glazed door with internal windows either side to Lounge. Doors to Dining Room, Kitchen and Cloakroom/WC. External door to front. Feature staircase to first floor.

LOUNGE

Coal effect gas fire with decorated tiled surrounds, carved pine mantle and tiled hearth, two radiators, ceiling beams, large feature arched windows to front and rear. Glazed external door to front. Obscured glazed door with internal windows either side to Entrance Hall.

DINING ROOM

Coving, two radiators. Large feature arched windows to rear. Door to Entrance Hall.

KITCHEN/BREAKFAST ROOM

Tiled surrounds, stainless steel double sink unit, laminate work surfaces, oak cupboards and drawers, gas fired AGA with double ovens and two hot plates, built in electric oven, built in microwave, built in dishwasher, plumbing for dishwasher, built in fridge, delft shelf. Window to side. Doors to Entrance Hall and Rear Hall.

UTILITY ROOM

Tiled surrounds, stainless steel single drainer sink unit, laminate work surface, fitted white cupboards, plumbing for washing machine, tumble dryer space, freezer space. Access to loft space. Window to side. Door to Rear Hall.

REAR HALL

Radiator, fitted cupboards. External door to Garden. Doors to Utility Room and Kitchen.

CLOAKROOM/WC

Half tiled surrounds, wash hand basin, wc, mirror, glass shelf, radiator. Window to rear. Door to Entrance Hall.

LANDING

Radiator, airing cupboard with wall mounted WORCESTER gas fired boiler and insulated hot water tank with immersion heater. Windows to rear. Doors to Bedrooms and Family Bathroom.

BEDROOM 1

Maximum measurements. Ceiling beams, radiator, built in wardrobes. Windows to front. Doors to En-suite and Landing.

EN-SUITE BATHROOM/WC

Tiled surrounds, wash hand basin, shower bath with shower over and screen, WC, radiator/heated towel rail, wall mirror, wall cabinet with mirror doors, electric shaver point. Double glazed velux window. Door to Bedroom 1.

BEDROOM 2

Maximum measurements. Radiator, built in wardrobes, access to loft space. Windows to front. Door to Landing.

BEDROOM 3

Ceiling beam, built in wardrobe, radiator. Window to front. Door to Landing.

FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, shower bath with shower over and screen, two wall mirrors, electric shaver point, ceiling beam, radiator. Double glazed velux window. Door to Landing.

INTEGRAL STORE

3'7" x 18'10" (1.09 x 5.74 m) with door onto covered communal passage way.

NEARBY DOUBLE GARAGE

16'6" x 16'8" (5.03 x 5.08m) with power connected and automatic up and over door.

OUTSIDE

Nearby communal parking area.

There are small lawned areas to the front and rear of the property which belong, and a west facing garden with lawn, flower beds and shrubs which is accessed from the Rear Hall door.

GRADE II LISTED

Grade II Listed (Description from historicengland.org.uk) Stables and coach-house, now dwellings. c1790, converted 1980. By John Foss of Richmond, for Sir John Lawson. Ashlar and rubble, stone slate roof. Courtyard plan, with 2-storey 3-bay coach-house on south

side, with flanking single-storey stables returning along west side and along part of east side to 2-storey entrance range on north of 3:1:3 bays. North elevation (entrance range): ashlar. Central bay breaks forward slightly, is gabled and has carriage entrance with architrave to semicircular arch with tripartite keystone and impost continued as band; above is clock in open pediment. Flanking 3-bay ranges: round-arched casement windows recessed in blind arcading with impost continued as band; glazed oculi to first floor. Hipped roofs to left and right. Central colonnaded cupola with lead roof and weather-vane. C20 ridge stack between third and fourth bays. Flanking single-storey 2-bay returns of side ranges have round-arched casement windows and impost band, with hipped roof to right, continued as plainer single-storey range to left. Inside courtyard: rubble with ashlar dressings. Coach-house block: chamfered rusticated quoins, round-arched doorways, now glazed, with stepped voussoirs springing from chamfered rusticated piers, oculi in ashlar surrounds, cornice, hipped roof. Stable ranges: former doorways with quoined and keyed ashlar surrounds. C20 doors and windows in openings. Inside carriage entrance, to left, ashlar mounting block.

SERVICE CHARGE

2023/24 Mews Management fees (Accountancy, Management, Insurance, Repairs & Contingency) £589.76 p.a. Brough Park Management fees (Combined grass cutting charges, Management, Maintenance and Contingency fund) £450 p.a.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. The title register is NYK 368627.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Property Reference – 18528012

Particulars Prepared – November 2023.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your

interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

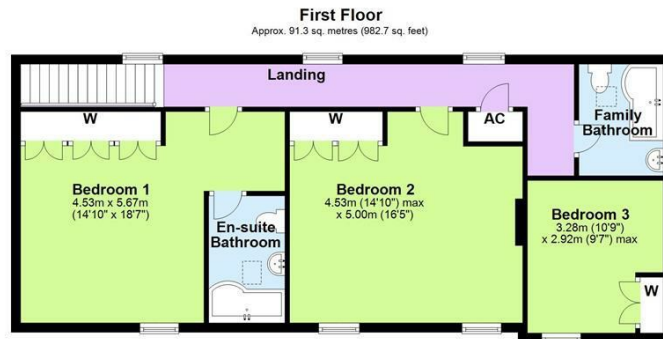
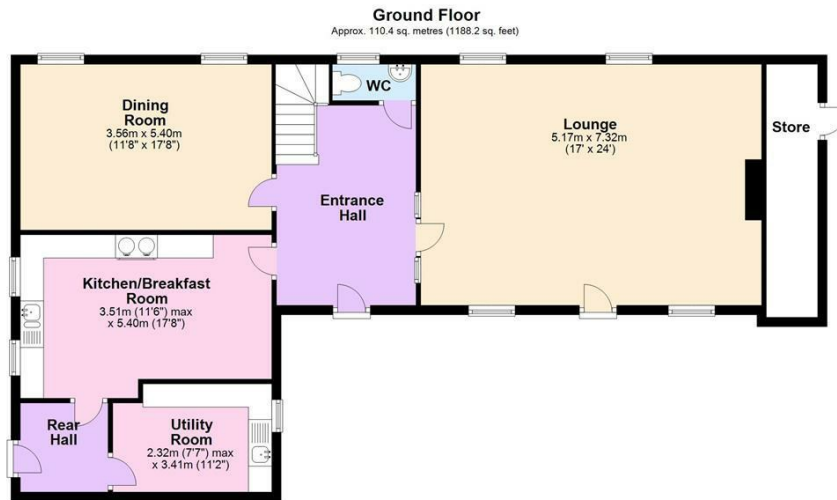
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2171.00 sq ft

Tenure – Freehold





Total area: approx. 201.7 sq. metres (2171.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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NORMAN F. BROWN

Est. 1967