



The Old Sawmill Brough Park, DL10 7PJ
£525,000

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LOCATION, LOCATION, LOCATION – IDYLIC SETTING with Waterfall views. Character Single Storey 3-Bedroom SAWMILL CONVERSION set in 0.30-ACRE Gardens & Grounds, offering professional & aspiring horticulturalists an unrivalled opportunity.

Lovely Sitting Room with impressive fireplace & woodstove, fabulous kitchen & dining room, 3 double

Bedrooms, Bath/Shower Room & separate Shower. Double Glazing & Under-floor heating. OUTBUILDING & STORAGE AREA.

SUPERB DISCREET ACCESSIBLE LOCATION & VIEWS rippled with the sounds of Brough Beck & the Waterfall – quite superb.

Excellent access A1(M) [Under 2 miles] & A66 at Scotch Corner [5.5 miles], historic Richmond under 6 miles & mainline British Rail Station 15 miles - LONDON Kings Cross about 2 hours 20 minutes.

HALL

Limestone flooring (Under-floor heating) & Oak built-in coats cupboard.

KITCHEN/BREAKFAST ROOM (Views) 4.25m x 4.24m max (13'11" x 13'10" max)

Beautifully finished with a contemporary range of wall & floor including rotary unit & pull-out waste unit, inset sink & breakfast bar. Integrated 'tower' electric double oven/grill incorporating microwave & black ceramic glass induction hob with extractor, & dishwasher. Limestone flooring (Under-floor heating), 'view' window to front & door to:

UTILITY ROOM 2.44m x 2.07m (8'0" x 6'9")

Fitted cupboards with shelving & housing the hot-water cylinder, & plumbing for washing machine.

INNER HALL

Limestone flooring (Under-floor heating) & down-lighting.

SITTING & DINING ROOM (Views) 6.10m x 4.33m max (20'0" x 14'2" max)

A lovely tranquil room with an impressive stone fireplace & woodstove. Limestone flooring (Under-floor heating), down-lighting & 'view' window with patio doors.

BEDROOM 1 (Views) 4.38m x 3.97m (14'4" x 13'0")

Fitted wardrobes, Limestone flooring (Under-floor heating) & down-lighting. Recessed windows to front & side.

BEDROOM 2 (Views) 4.43m x 2.80m (14'6" x 9'2")

Limestone flooring (Under-floor heating) & down-lighting. Recessed windows to side & rear.

OFFICE/BEDROOM 3 (Views) 3.88m max x 3.13m (12'8" max x 10'3")

Limestone flooring (Under-floor heating) & down-lighting. 'View' window & glazed door to side.

BATHROOM 3.26m x 2.41m max (10'8" x 7'10" max)

Jacuzzi bath, inset washbasin with cupboards & drawers, & WC. Limestone flooring with under-floor heating.

Separate SHOWER CUBICLE

A 'wet room'.

OUTSIDE

The property stands on a plot of about 0.30 acres, abutting Brough Beck, the Waterfall & woodland. The property offers professional & aspiring gardeners an unrivalled opportunity. Twin 5-bar gates lead to an extensive gravelled parking area, with flagged pathways top either side & lawned gardens beyond. There is a stone-flagged patio & a useful OUTBUILDING (3.41m x 3.00m/11'2" x 9'10") with an adjoining WOODSTORE UNIT (7.32m x 2.06m/24'0" x 6'9") housing the oil boiler. There is a further 5-bar side gate.

NOTES

- (1) Freehold
- (2) Mains Water, Electricity & Private Drainage System (Certified XXXXXXXXXXXX).
- (3) Council Tax Band: E
- (4) EPC: 70-C
- (5) Oil Heating with Under-floor heating & Double Glazing.



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

70

79

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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