

Atkinson House, Brough Park

Brough Park has a rich historical background, the estate is set on grounds that have long been a part of the local landscape, evolving over time from a traditional countryside manor to the current residential estate it is today. Atkinson House is part of a Grade I listed 15th-century residence originally owned by the De Burgh family, this was divided into individual properties in the 1980s.

One of the most appealing aspects of living at Brough Park is how it perfectly balances a countryside lifestyle with easy access to modern amenities. The estate feels like it is in the heart of rural North Yorkshire, surrounded by open fields, woodlands, and scenic walking paths. Brough Park's location is also ideal with its close proximity to the A1, offering a significant advantage for those that commute or enjoy trips out and about. Despite this, the estate remains quiet and peaceful, as the busy roadways are distant enough not to interfere with the natural environment of the area.



Atkinson House



An Inviting Welcome

When you arrive at Atkinson House, you realise what a beautiful place you have chosen to live. You'll find a double garage and ample visitor parking before heading towards your home. Approaching your garden, you're greeted by a plethora of beautiful shrubs and flowers keeping your garden in full bloom- a welcome sight for yourself and guests alike to arrive to.

As you step into the magnificent entrance hall of Atkinson House, you're greeted by an impressive sense of grandeur. The high ceilings are adorned with intricate cornicing and ornate mouldings that reflects the home's history. This expansive space is perfect for entertaining, with its inviting atmosphere and luxurious finishes. On one side of the room, you'll find a thoughtfully designed wine storage area, ideal for displaying your collection. On the opposite side, a convenient WC is situated, adding practicality without detracting from the room's sophisticated aesthetic. Built into the wall is an elegant soft sweeping stone cantilever staircase, which ascends gracefully, drawing the eye upward towards the large windows that flood the area with natural light.





The staircase transports you to a time of grandeur, imagining how ladies in elegant gowns would have made their entrance to formal balls and grand occasions. At the top of the stairs the landing opens up and is both spacious and beautifully lit, featuring large arched windows that floods the area with light. This space offers the perfect spot to sit in the morning with a cup of coffee, gazing out over the lush grounds.



Just off the landing, you'll find your vast kitchen, featuring high-end integrated appliances, including a dishwasher, fridge, and freezer, as well as a striking freestanding oven that forms a focal point in the room. The kitchen is not only well-equipped but spacious enough to host a 12-seater dining table, making it ideal for gatherings, family parties, and entertaining guests in style. Conveniently located just off the kitchen on the landing is a discreet utility closet, perfectly designed to tuck away your separate washer and dryer, keeping the main living areas uncluttered and organised.

Your large sitting room is designed for both comfort and style. Floor-to-ceiling sash windows offer breathtaking views over Brough Park, allowing natural light to pour into the room and create a bright, welcoming atmosphere. On evenings when you want more privacy, the traditional shutters can be closed to give the room a more cosy feel. The room is centred around a beautiful open fire, complete with a stunning marble mantel, perfect for evenings spent relaxing by the fire. This spacious room could easily accommodate two large sofas, a coffee table, a bookcase, and additional furnishings, without feeling cramped, making it ideal for both quiet relaxation and social gatherings.







Time for bed

There are three double bedrooms in Atkinson house. The principle bedroom features floor-to-ceiling windows, matching the living room and offering picturesque views to wake up to. The room has ample space for a super king-sized bed, additional wardrobes, bedside tables, and other furnishings while still maintaining a sense of openness. A storage cupboard is also neatly tucked away, offering solutions for organisation.



The en-suite bathroom is truly a showstopper, centred around an elegant roll-top bath. The room is spacious and thoughtfully designed, with a large walk-in shower providing a modern touch alongside the classic bath. Two stylish sinks and a WC offer additional convenience, while a generous storage cupboard ensures everything has its place.



The two additional double bedrooms which are equally fascinating, each featuring a unique circular window that adds a distinctive architectural touch. Both rooms offer ample space for wardrobes and additional storage, ensuring functionality alongside their inviting aesthetic. These bedrooms are perfect for guests or family members, offering cosy and well-lit spaces to unwind.

The family bathroom features a walk-in shower and another roll top bath providing plenty of space for getting ready. The design of the bathroom, complete with high-quality fixtures, ensures a modern and refreshing feel, while still maintaining the character of the period home.





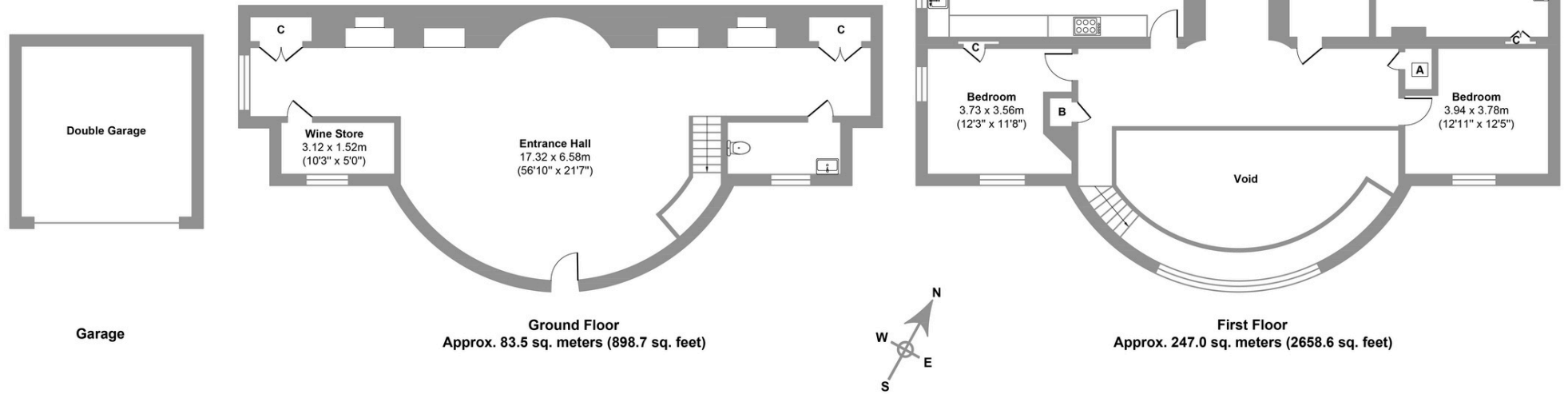
Finer Details

- +Postcode: DL10 7PJ
- +Council Tax Band: E
- +EPC Rating: Exempt
- +Listing: Grade 1
- +Property age: 250 yrs old
- +Tenure: Leasehold with share of Freehold- 994 yrs
- +Water: Mains
- +Sewerage: Mains
- +Gas: Mains
- +Heating: Gas Central Heating- 4 Years old, with HIVE remote hot water and central heating.
- +Park Maintenance: £450 per year, which includes park private roads, trees and lawns.
- +Hall Maintenance: £3987 per year, which includes buildings insurance, structure, Georgian bridge, roof, external windows, hall private roads, hall trees and lawns including all personal lawns.
- +Build Type: Stone
- +Bathroom fit: 2020
- +Part rewire and new circuit breaker in 2018
- +Ultrafast Broadband- Internet to all rooms via UBIQUITI hard wired splitter suitable for multiple users at one time.
- +Located at the end of a 'no-through' private road
- +Far reaching parkland views from all four aspects of the house
- +Available Chain Free





Atkinson House, Brough Park
Total area approx. 330.5 sq. meters (3557.3 sq. feet)
(Excluding Garage)



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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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