



Aldbrough Hall
Aldbrough St. John | Richmond | North Yorkshire | DL11 7TF

 FINE & COUNTRY

STEP INSIDE

Aldbrough Hall is an exceptional Grade II listed manor house, distinguished by its handsome elevations, rich heritage and well-balanced accommodation. Dating from the 18th century, the property occupies a prominent and elevated position in the heart of Aldbrough St. John, overlooking the expansive village green and enclosed by mature walled gardens.

The house retains a wealth of original features, including tall sash windows with shutters, deep corning, decorative skirting, a cantilever staircase, stone flagged flooring and a several impressive fireplaces.

The current owners have undertaken an extensive and sensitive programme of restoration, enhancing both the structure and the aesthetic of the home. Works include a new roof, external lime rendering, cast iron rainwater goods, upgraded heating and electrics, refurbished sash windows, as well as full refurbishment and redecorated throughout with quality and sympathetic fixtures and fittings. The result is a home that seamlessly blends period elegance with contemporary comfort.

The accommodation is arranged around a substantial reception hall with a striking cantilever staircase. To the front, two formal reception rooms enjoy south facing sash windows and views across the green; a refined drawing room with a marble fireplace and woodburning stove, and a generous dining room with an open fire and carved wooden surround. Further reception spaces include, a garden room with double doors opening to the garden, and a sitting room.

The dining kitchen offers quality fitted Neptune kitchen cabinetry, quartz worktops, a central island and integrated appliances, an Everhot oven. The kitchen also offers original features including; stone flagged flooring and exposed stone and brickwork.

There is also a rear hallway and boot room/utility providing additional storage and a cloakroom. A vaulted cellar provides extensive storage and holds potential to be developed into additional living space, such as a wine cellar or cinema room.

The first floor offers a large landing, six well proportioned bedrooms including a superb principal suite with dressing room and en suite, alongside a further en suite bedroom and a quality family bathroom, complete with separate shower and freestanding bath





SELLER INSIGHT

“ We were first drawn to Aldbrough Hall by the opportunity to bring it back to life and restore it as a truly historic family home. Having lived here for 7 years, we have carried out an extensive refurbishment, including a new roof, new rainwater goods, full repointing, a complete replacement of the plumbing and heating system, upgraded electrics, and the restoration or replacement of all sash windows and external doors. Every part of the house has been carefully improved, and the process has been a genuine pleasure for us.

What we have loved most is the prominence of the property within the village, overlooking the green, and the deep sense of history attached to it. The house captured our hearts and we have enjoyed every minute of restoring her! It has been an absolute pleasure and privilege to live in such a historic, beautiful house and village. Closing the shutters on an evening has been such an enjoyable ritual.

Village life has been a joy, with a friendly, welcoming community, regular social events and a wonderful mix of long standing and newer residents. The village is well served with a pub, doctors' surgery, village hall, bus links and excellent nearby amenities in Barton, Eppleby, Middleton Tyas, Richmond and Barnard Castle. Transport connections have always been a major advantage, with easy access to the A1 and Darlington's rail links.

There is still scope for future owners to enhance the property further, whether by developing the cellars, adding an orangery, improve the gardens further or exploring options for the adjoining field. Although we are now ready to downsize and travel more, we believe Aldbrough Hall would make a fantastic long term home for a large young family.

We will miss everything about living here — the proportions, the grandeur and the privilege of being custodians of such a remarkable house.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











STEP OUTSIDE

Aldbrough Hall occupies an elevated position, with stone walled boundaries and steps leading to the front door. A driveway to the side leads to ample parking and the beautifully maintained grounds extending to approximately 4.13 acres. The immediate walled gardens offer manicured lawns, gravelled pathways, well stocked borders and mature planting, together with two attractive patio areas ideal for outdoor dining and entertaining. A potting shed sits discreetly within the layout.

Beyond the formal gardens, the wider grounds offer a woodland garden, with mature trees, an orchard and a generous paddock, ideal for equestrian use.

Aldbrough Hall also benefits from an impressive range of outbuildings. Traditional cast iron loose boxes (requiring some maintenance) are housed within a barn, a double garage, carport, log store and further storage buildings. Ample private parking is available to the side and rear of the property.

Location

Aldbrough Hall enjoys a superb position in the heart of Aldbrough St. John, a picturesque North Yorkshire village surrounded by rolling countryside and offers an excellent range of amenities, including a pub, a parish church, village hall, doctor's surgery and the expansive village green, directly overlooked by the property.

The wider area provides outstanding lifestyle opportunities. Middleton Lodge offers a range of restaurants and a spa, in Middleton Tyas (5 miles), while Richmond (7 miles) offers an excellent selection of shops, cafés, restaurants, supermarkets, leisure facilities and schooling. The larger town of Darlington, (9 miles), provides further retail, schooling and a main-line station providing direct connection to London and Edinburgh.

Local private education options include Barnard Castle School, Aysgarth, Queen Mary's and Sedbergh.

The surrounding countryside is ideal for walking, cycling and riding, with the Yorkshire Dales and North Pennines both within easy reach. Transport links are exceptional: the A1(M) and A66 both within easy reach, offering access to larger towns and cities including Harrogate, York, Leeds and Newcastle.

International travel is supported by airports at Newcastle, Durham Tees Valley and Leeds Bradford.

Directions

A1 (M)

At junction 56, take the B6275 exit to Piercebridge/Barton, at Barton Interchange, take the 1st exit onto the B6275. Follow the B6275 and turn left, signposted to Aldbrough St John. Turn left when entering the village onto Low Green and the property is on the left hand side.

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INFORMATION



Services, Utilities & Property Information

Utilities – Mains electricity, drainage and water. Oil fired central heating.

Tenure – Freehold

Property Type – Detached

Construction Type – Stone built

Council Tax – H

Parking – Private parking and garaging

Mobile Phone Coverage – Check with your provider

Internet Connection – Full fibre available

Public and Private rights of way – There is a right of access in favour of Aldbrough Lodge to their parking area over the drive way.

Other – Please note that the property is in a designated conservation area and is Grade II Listed. We understand some of the trees within the grounds have a Tree Preservation Order.

Viewing Arrangements – Strictly via the vendor's sole agent at Fine & Country North Yorkshire and Durham.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Aldbrough Hall

Approximate Gross Internal Area

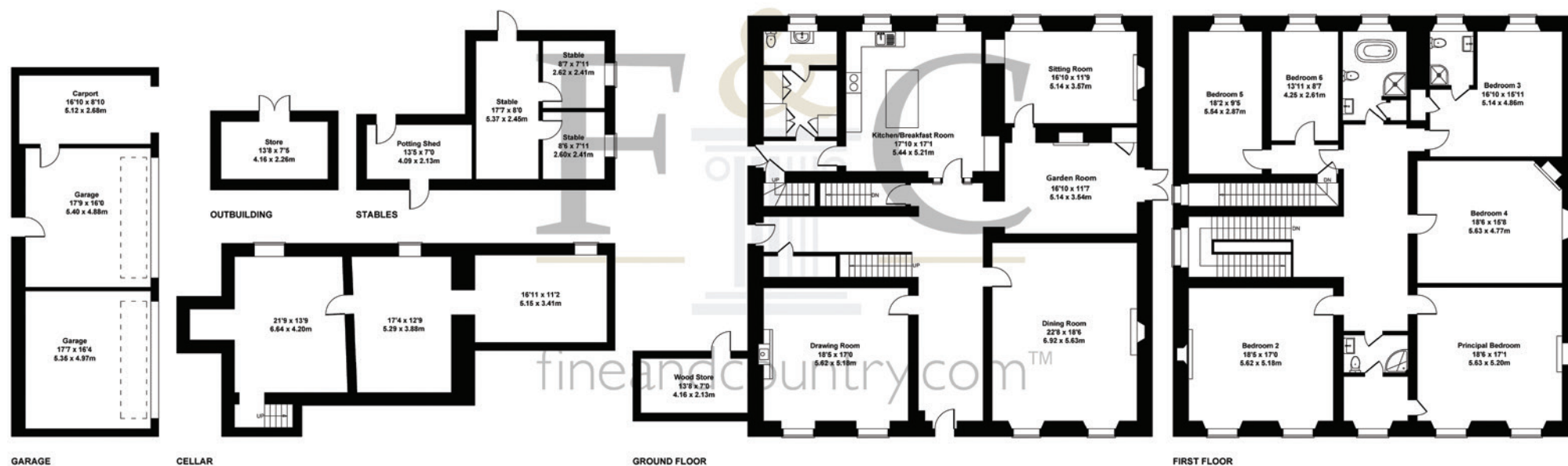
Main House = 4661sq ft - 434 sq m

Cellar = 755 sq ft - 70 sq m

Garage = 736 sq ft - 68 sq m

Outbuildings = 583 sq ft - 54 sq m

Total = 6735 sq ft - 626 sq m



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.

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