



MILL FARM

Caldwell, Richmond, North Yorkshire



GSC GRAYS
PROPERTY • ESTATES • LAND



MILL FARM

CALDWELL, RICHMOND, NORTH YORKSHIRE, DL11 7PX

Richmond 9 miles • Darlington Station 10 miles • Barnard Castle 7 miles
(all distances are approximate)

AN OUTSTANDING, LISTED, FORMER MILL HOUSE AND CONVERTED MILL
CREATING A UNIQUE RESIDENTIAL PROPERTY WITH MILL LADE AND
POND, STUNNING GARDENS, EXCELLENT EQUESTRIAN FACILITIES AND
ABOUT 23 ACRES OF HEDGE LINED PASTURES

- Converted about 35 years ago into a wonderful family house with four reception rooms, garden room, kitchen/ breakfast room, office, two ensuite bedrooms, three further bedrooms and family bathroom.
 - Stunning mature gardens and grounds centered around the pond.
- Useful out buildings include wine store, double garage and workshop.
- Courtyard stabling with four loose boxes, feed store and tack room. Purpose built outdoor schooling arena with sand and fibre surface and three field shelters. Open fronted hay barn and machinery store.
 - Excellent quality land is divided into seven field enclosures for grazing and hay mowing all in a ring fence.

About 27.49 acres all in a ring fence

FOR SALE AS A WHOLE



GSC GRAYS

PROPERTY • ESTATES • LAND

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Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829203

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farmagency@gscgrays.co.uk



Situation

Mill Farm is situated about half a mile south of the popular North Yorkshire village of Caldwell, well placed between the market towns of Barnard Castle (7 miles), Richmond (9 miles) and Darlington (11 miles).

Caldwell is a thriving village with an excellent pub is conveniently situated to the business and commercial centres of North Yorkshire, Teesside, County Durham and Tyneside. Darlington station is on the main East Coast rail line with regular connections to York, Newcastle and London (about 2 ½ hours) and Durham Tees Valley airport connecting to Amsterdam's Schiphol airport is about half an hour's drive.

There is a well thought of primary school in Eppleby (2 miles) and both Aysgarth Preparatory and Barnard Castle Schools are within daily travelling distance.

Description

Mill Farm is a delightful rural property with a charming house set in stunning gardens with first class equestrian facilities and protected by 27 acres of farm and woodland. The accommodation is spacious and well-appointed with wonderful reception rooms. The character of a mill house has been retained, and two staircases provide the perfect split between family and guest bedrooms.





The original mill is thought to have been built in around 1800's and the integration of the adjoining mill house now provides accommodation over two floors extending to about 4670 sqft and include:

Ground Floor - Front door to reception hall and adjoining garden room, drawing room, dining room, cloak room & WC, kitchen / breakfast room, snug, back hall & WC, laundry / boot room and a spacious office or playroom.

First Floor – Main bedroom suite with dressing room, bathroom and bedroom, second en-suite bedroom. Second staircase to three spacious bedrooms and a family bathroom.



The house is approached over a tree-lined drive to a gravel sweep at the front. At the back door are a range of useful stone built outbuildings with a dog room, insulated wine room, tack room and log store.

The Gardens

The stunning gardens have been created around the old mill lade, sluice gate and the mill pond. Mature trees and shrubs frame deep, fully stocked borders with a mass of colour created by snow drops, bluebells and daffodils in spring and rhododendrons, azaleas, magnolia and roses throughout the summer. Beautiful climbing plants adorn the house with wisteria, hydrangea, Virginia creeper and cotoneaster.

The gardens are a haven for wildlife drawing in a many of Britain's favourite birds from finches to ducks and geese on the pond. There has even been spotted an otter on the Caldwell Beck which marks the southern boundary.

There is a kitchen garden with raised beds.

Buildings & Equestrian Facilities

Behind the outbuildings and a short distance from the back door is a range of stone built stables which include four, good sized loose boxes and a feed store.

An open fronted steel framed barn (13.5m x 6m) has three bays, steel sheet cladding and a hardcore floor ideal for machinery and hay storage.

The outdoor schooling arena was built about 12 years ago (45m x 25m) is fully drained, enclosed with post and rail fencing and has a sand and fibre surface.







Farmland

The farmland surrounds the property within a ring fence. It includes about 17 acres of excellent mowable pasture and a further 5.7 acres of permanent pasture, divided into seven fields by mature hedging and fencing. There are three, two bay, timber field shelters and water can be made available to all fields.

The land is farmed in hand.

Field No	Mowing Pasture	Permanent Pasture	Wood	Other	Total (Ha)	Total (Ac)
2813			0.21		0.21	0.53
2209				0.10	0.10	0.25
9510			0.12		0.12	0.30
1706		0.82			0.82	2.02
2706		0.35			0.35	0.87
0303	2.59				2.59	6.39
2801			0.11		0.11	0.27
1695	1.70				1.70	4.21
9595	1.21				1.21	3.00
1485	1.53				1.53	3.79
0177		1.13			1.13	2.80
House & Gardens				1.24	1.24	3.06
	7.03	2.30	0.44	1.34	11.11	27.49

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession on completion.

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

There are no public rights of way across the farm.

Services

Mains water and single phase electricity is connected to the house and buildings and there is a modern, private sewerage treatment plant. Electronic entrance gates.

Central heating on the house is provided by two systems; one fired by an oil fired boiler and the other by LPG.

Fibre optic cable is at the drive end but has not yet been connected to the house.

Local Authorities

North Yorkshire County Council

Council Tax

Mill House – Band G

EPCs

Farmhouse – E

Sustainable Farming Incentive

The farm was entered into a three year Sustainable Farming Incentive (SFI) scheme in March 2025 focussed on hedgerow, soil and grassland management. The payment received for year 1 was £3,633.45 and will be £3,420.62 for the current year. SFI schemes are not transferable to a new owner so to avoid a claim having to be repaid an obligation will be imposed on the purchaser to abide by the management agreement until the end of the claim year. Further details are available from the Selling Agent.

Sporting & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

Method of Sale

Mill Farm is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale. Certain items may be available by separate negotiation.

Ingoing Evaluation

Any hay or straw in the barn will be available to purchase or heldover by the Sellers for up to two months past completion.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance of all boundary fences will be the responsibility of the purchaser unless otherwise stated.

Timber

All standing and fallen timber will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Solicitors

Contact: Steve Scott, Scotts, Hall & Birtles, Leyburn.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farm, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions (DL11 7PX)

what3words: ///poetry.perfected.stencil

CONDITIONS OF SALE

Purchase Price

A non-returnable deposit of 10% of the purchase price shall be paid on exchange of contracts. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents, and the purchaser shall be deemed to have satisfied himself as to the description of



the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

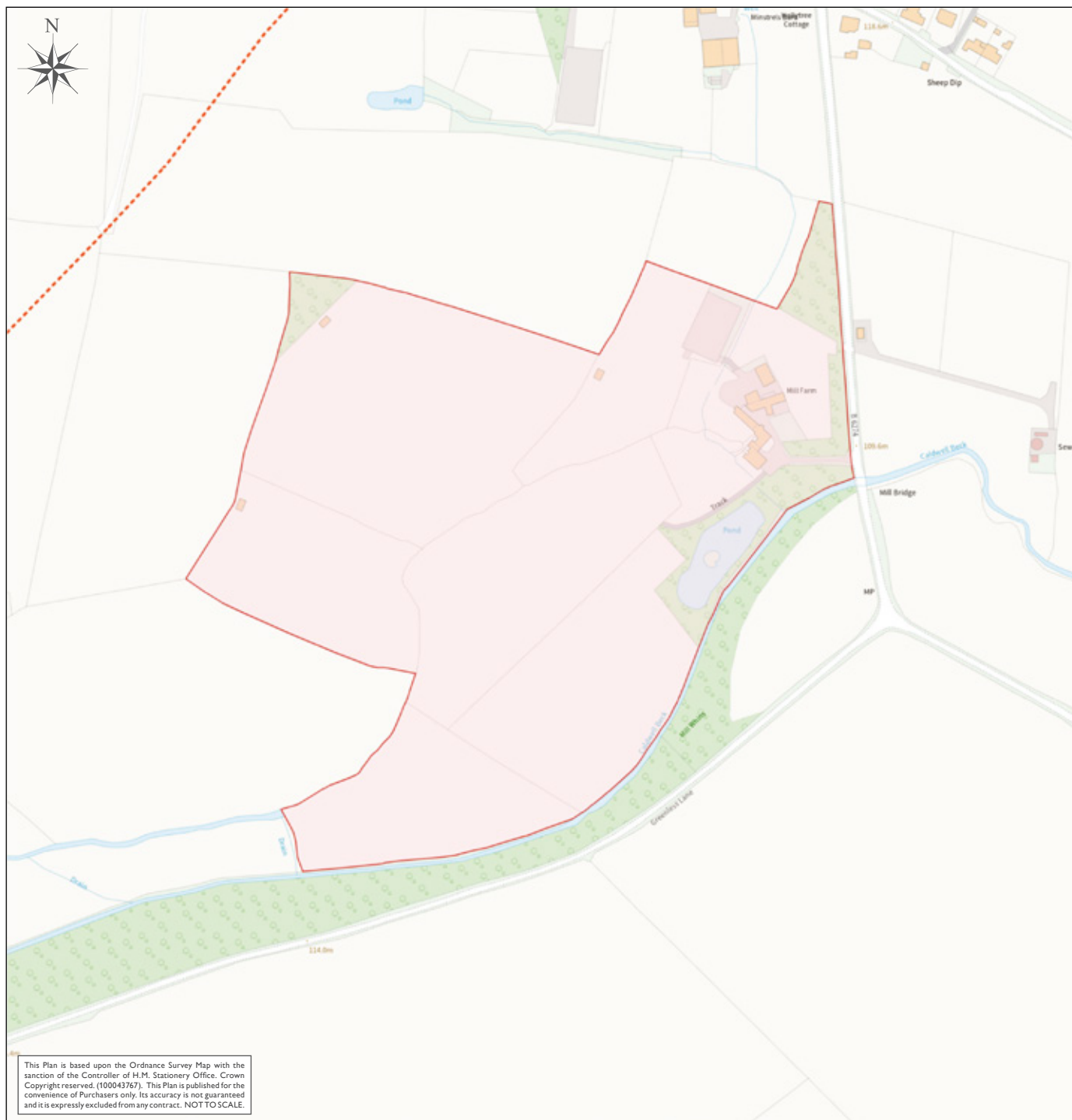
It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.

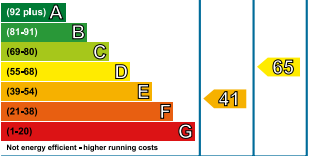
Anti-Money Laundering

Anti-Money Laundering In accordance with current anti-money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction. Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti money laundering legislation. These requirements apply to all individuals who will be named on the title deeds, as well as any parties holding a beneficial interest in the property. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.



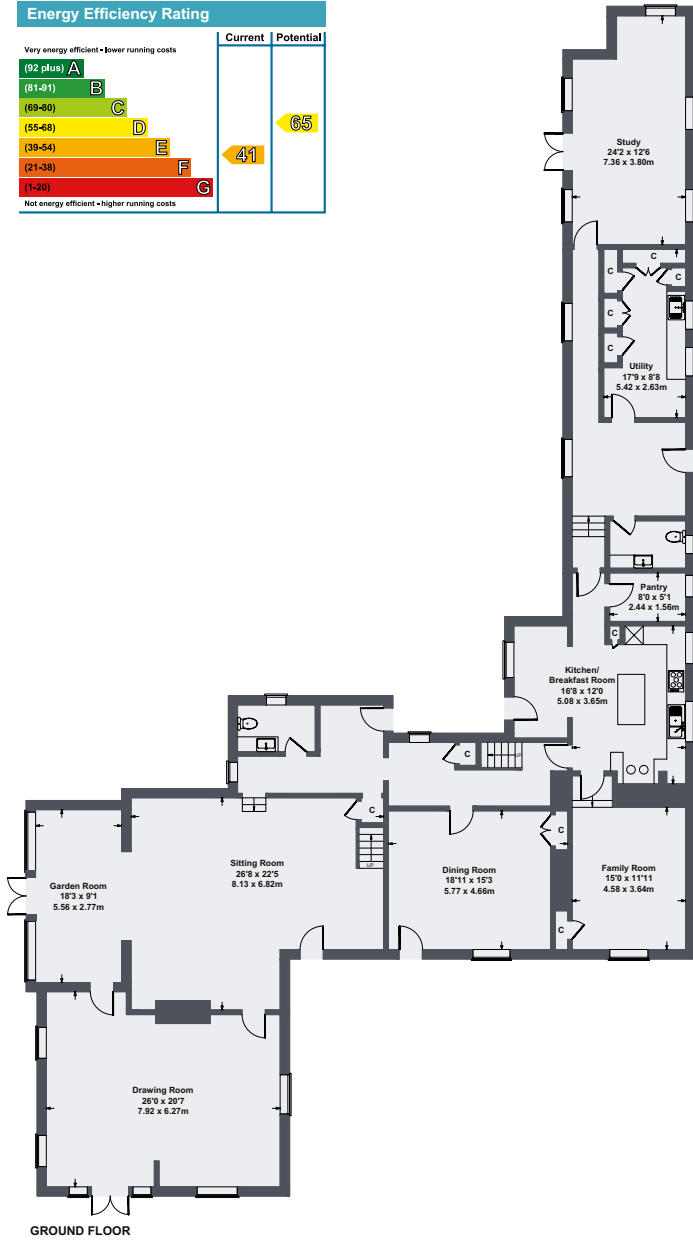
Energy Efficiency Rating

Very energy efficient = lower running costs

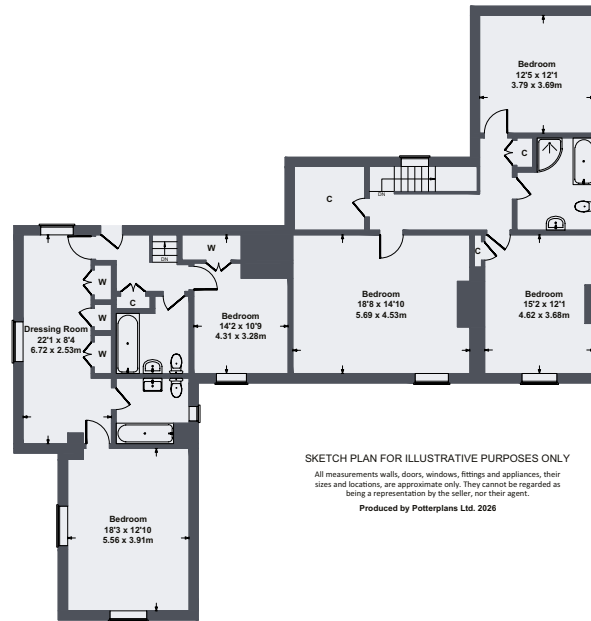


Mill Farm, Caldwell

Approximate Gross Internal Area
4672 sq ft - 434 sq m



GROUND FLOOR



FIRST FLOOR

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. 2026



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

DISCLAIMER NOTICE: PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: June 2026. Photographs taken: XX XX.

