

LAWSON HOUSE

BROUGH PARK | RICHMOND | NORTH YORKSHIRE | DL10 7PJ

Steeped in history and set within the magnificent grounds of Brough Park, Lawson House forms part of the Grade I listed Brough Hall, a distinguished country mansion with origins dating back to the 15th century. Home to the Lawson family for generations, the Hall was remodelled and extended over the centuries before being sympathetically converted into ten individual residences in 1980.

Lawson House now offers a rare opportunity to enjoy the character, architectural heritage and grandeur of an historic Yorkshire country house, combined with the privacy and independence of an individual home.

Extensively refurbished by the current owners to an exceptional standard, the property combines magnificent period proportions and architectural detailing with luxurious contemporary living.

Improvements include a superb new kitchen, beautifully appointed bathrooms, underfloor heating to the ground floor and bathrooms, a new boiler and heating system, and carefully designed ambient lighting. The exceptional quality of the specification is evident throughout, creating a home that is both impressive in scale and wonderfully comfortable for everyday living.

Approached through a charming cloistered courtyard, Lawson House benefits from a double garage and its own private garden, together with the use of the magnificent surrounding parkland and grounds extending to approximately 13 acres. Despite its peaceful and historic setting, the property is conveniently situated close to the picturesque market town of Richmond, with its excellent range of shops, restaurants, schools and everyday amenities, whilst the nearby A1(M) provides excellent road connections to the wider region.

A truly exceptional home combining historic grandeur, contemporary luxury and an enviable lifestyle in one of North Yorkshire's distinguished country house settings.

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GROUND FLOOR

- Reception hall
- Drawing room
- Breakfast kitchen
- Cloakroom

LOWER GROUND

- Expansive cellar

FIRST FLOOR

- Light and spacious landing
- Principal bedroom suite with en-suite shower, dressing room and study
- Guest bedroom
- Two further double bedrooms
- House bathroom
- Space for laundry appliances

EXTERIOR

- Extensive parkland setting approx. (13 acres)
- Cloistered courtyard entrance
- Double garage
- Private garden

RECEPTION HALL

The beautifully appointed reception hall provides an impressive introduction to Lawson House, immediately reflecting the exceptional standard of refurbishment undertaken by the current owners. Immaculately presented throughout, the hall combines elegant period detailing with a fresh, contemporary finish, featuring attractive engineered oak flooring with underfloor heating, crisp white walls, decorative cornicing and a handsome staircase with contrasting dark-painted balustrading. Recessed ceiling lighting enhances the sense of space, whilst the carefully considered finishes create a welcoming and sophisticated first impression. The attention to detail and quality of workmanship are immediately apparent, setting the tone for the beautifully upgraded accommodation beyond.

Underfloor heating extends throughout the ground floor, providing modern comfort without compromising the property's historic character. The reception hall also provides access to the expansive cellars, offering substantial additional space beneath the property.

GROUND FLOOR CLOAKROOM

The stylish ground floor cloakroom is finished to the same exacting standard, with striking architectural wallpaper providing a distinctive backdrop to the contemporary fittings. A sleek wall-mounted WC is complemented by a sculptural countertop washbasin, minimalist vanity shelf and elegant brass detailing. Bespoke fitted storage adds practicality without compromising the beautifully considered design. A particularly attractive room that perfectly illustrates the combination of character, contemporary style and high-quality specification found throughout Lawson House.







DRAWING ROOM

A magnificent, beautifully proportioned drawing room of exceptional scale and character, combining the grandeur of the original country house with the comfort and sophistication of contemporary living. High ceilings, elegant cornicing and impressive sash windows create a wonderful sense of light and space, with delightful views across the surrounding parkland and grounds. The room is particularly striking for its unusual length and architectural detailing, including a series of decorative arched recesses and display niches, whilst two magnificent crystal chandeliers add a further touch of elegance.

A contemporary wood-burning stove by Dik Geurts forms an attractive focal point within the original fireplace, complemented by beautiful engineered oak flooring with underfloor heating.

A striking, bespoke black display cabinet provides an elegant contrast to the light interiors, incorporating open shelving, a central mirror and extensive drawer storage. The generous proportions allow for several distinct seating and entertaining areas, together with ample space for formal dining, making this an exceptionally versatile room. Immaculately presented and finished to an exacting standard, this is a superb reception room that effortlessly balances historic grandeur with relaxed, modern living.







BREAKFAST KITCHEN

The breakfast kitchen has been entirely reimagined by the current owners, creating a sophisticated and beautifully appointed space where exceptional craftsmanship meets contemporary design. Bespoke cabinetry in subtle, complementary tones is paired with exquisite Verde Nuvola marble work surfaces and splashbacks, whilst a substantial central island forms an impressive focal point, incorporating generous storage and an informal breakfast bar.

The specification is exceptional, with a comprehensive range of premium appliances including a Smeg range cooker, combination oven and microwave, wine fridge, Bosch dishwasher and Hisense American-style fridge freezer. A traditional Belfast sink with elegant brass fittings, open display shelving, glazed cabinetry and carefully considered lighting add further refinement to the overall design.

The grandeur of the original architecture is beautifully preserved through soaring ceilings, decorative cornicing and a magnificent sash window with working shutters, framing uninterrupted views across the surrounding parkland. A deep window seat provides a particularly appealing place to enjoy the outlook, whilst engineered oak flooring with underfloor heating brings warmth and comfort. A stunning kitchen that effortlessly balances the elegance of a historic country house with the luxury and convenience of modern living.







PRINCIPAL BEDROOM SUITE

The principal bedroom suite offers an exceptional sense of space and privacy, with beautifully proportioned accommodation and an elegant, individually styled interior. Impressive ceiling heights, decorative cornicing and a magnificent sash window with working shutters enhance the room's generous proportions, whilst a striking landscape-inspired feature wall creates a distinctive focal point.

The luxurious en-suite shower room has been finished to an exacting standard, featuring a generous walk-in rainfall shower with frameless glass screening, a bespoke vanity unit with integrated basin, wall-mounted WC and beautifully coordinated tiling. Subtle concealed lighting and contemporary fittings complete the sophisticated design.

A concealed entrance leads through to a dedicated dressing room, fitted with bespoke open wardrobes, hanging rails, shelving and drawer storage. Beyond, a private study provides a quiet and secluded workspace, with a sash window overlooking the property's attractive stone elevations. Together, these rooms create a wonderfully self-contained principal suite, offering an exceptional level of comfort, practicality and privacy.







GUEST BEDROOM

A beautifully appointed double bedroom of generous proportions, with high ceilings and two impressive sash windows allowing an abundance of natural light to fill the room throughout the day. The windows enjoy delightful views across the gardens and surrounding parkland, providing a wonderful outlook and enhancing the room's bright, airy atmosphere. With ample space for substantial bedroom furnishings and a comfortable seating area, this is a particularly appealing guest bedroom, offering a peaceful and welcoming retreat for visiting family and friends.





BEDROOM THREE

A beautifully proportioned double bedroom enjoying an attractive outlook across the gardens and surrounding parkland. A tall sash window draws plenty of natural light into the room, whilst the high ceiling and generous dimensions create a wonderful feeling of space. With ample room for a large double bed and additional furnishings, this is a particularly attractive bedroom with a lovely connection to the landscape beyond.

BEDROOM FOUR

A spacious and versatile bedroom, currently arranged with twin beds but equally suited to use as a substantial double bedroom. Two sash windows overlook the handsome stone elevations of the adjoining courtyard, whilst the interesting configuration of the room creates distinct areas for sleeping and additional furnishings. Its generous proportions offer considerable flexibility, making it equally suitable for family members or visiting guests.





HOUSE SHOWER ROOM

The contemporary house shower room has been finished to an excellent standard, featuring a generous walk-in shower enclosure with frameless glass screening, rainfall showerhead and additional handheld attachment. Natural stone-effect tiling extends across the floor and shower walls, complemented by a stylish countertop washbasin set upon a floating timber vanity with open shelving beneath. A large illuminated mirror, wall-mounted WC and discreet recessed lighting complete the fittings, whilst automatic sensor lighting and electric underfloor heating provide additional comfort and convenience.

Located off the first-floor landing is a cleverly concealed laundry cupboard, thoughtfully designed to accommodate laundry facilities whilst keeping them discreetly tucked away. This practical addition provides a convenient dedicated space at bedroom level without compromising the appearance of the surrounding accommodation.





Lawson House, Brough Park, Richmond, DL10 7PJ

Approximate Gross Internal Area
Cellar = 429 sq ft / 39.9 sq m
Ground Floor = 1094 sq ft / 101.6 sq m
First Floor = 1424 sq ft / 132.3 sq m
Double Garage = 299 sq ft / 27.8 sq m
Total = 3246 sq ft / 301.6 sq m



Cellar **Ground Floor** **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.







SETTING AND PARKLAND

Brough Park occupies a truly exceptional setting, surrounded by approximately 13 acres of magnificent parkland, creating an atmosphere of remarkable beauty, privacy and timeless elegance. The approach is particularly impressive, through handsome stone entrance pillars and along a private road which winds gracefully through the gently undulating landscape, past majestic mature trees and sweeping expanses of open grassland, before revealing the imposing historic mansion, dating back to the 15th century. The sense of arrival is quite remarkable, offering a wonderful introduction to the grandeur and heritage of this distinguished country estate.

The parkland itself is a particularly outstanding feature, with beautifully maintained lawns extending across the grounds, interspersed with magnificent specimen trees, established woodland and a rich variety of mature planting. The landscape has a wonderfully natural character, with open vistas giving way to more secluded areas, creating an ever-changing outlook throughout the seasons. A picturesque stone balustraded bridge crosses a gently flowing watercourse, adding a delightful architectural feature to the grounds, whilst the surrounding meadows, with grazing sheep, reinforce the peaceful rural atmosphere. Meandering walks through the parkland provide opportunities to appreciate the beauty of the surroundings.

Adding further distinction to this remarkable setting is the historic chapel, standing amongst mature trees and forming an impressive landmark within the estate. Together with the handsome stone architecture of this country house, and its adjacent buildings, it contributes to the extraordinary character and sense of history that makes Brough Park so special.

The opportunity to enjoy such extensive and beautifully established grounds is a rare privilege, offering all the space, tranquillity and natural beauty associated with a traditional English country estate. For the residents of Lawson House, this exceptional setting provides an enviable lifestyle, combining the privacy of an individual home with the enjoyment of magnificent shared parkland in one of North Yorkshire's distinctive historic estates.









CLOISTERED ENTRANCE

A distinctive feature of Lawson House is its beautiful cloistered courtyard entrance, framed by impressive sandstone arches and substantial stone pillars. The traditional stone paving and historic architectural detailing create a wonderfully atmospheric approach to the property. This sheltered courtyard also provides an attractive space for outdoor seating, whilst an arched passageway leads through to the gardens and grounds beyond.

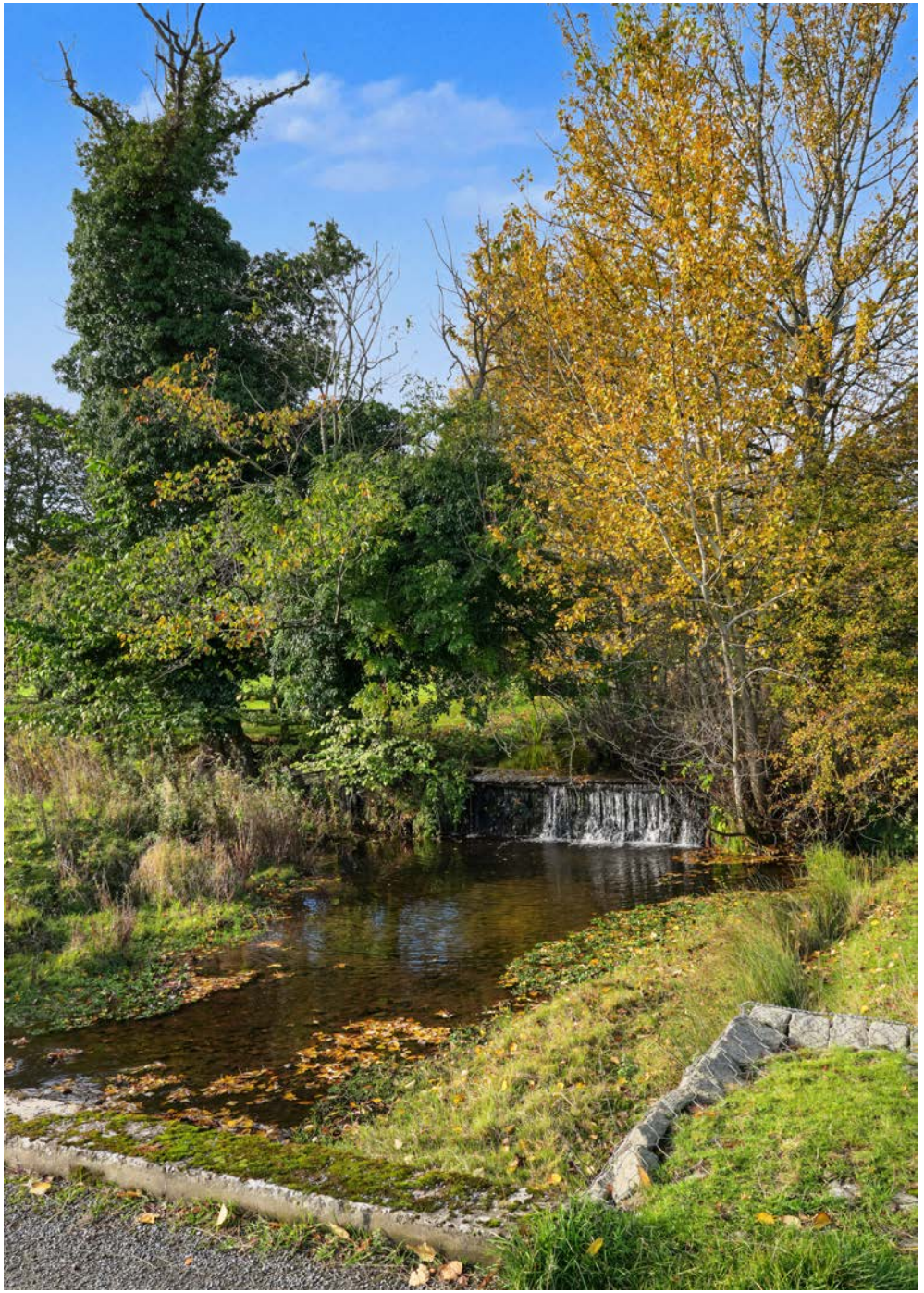
PRIVATE DOUBLE GARAGE AND PARKING

Lawson House benefits from a private double garage, situated within a separate garage and parking area for guests. The garage provides generous space for secure parking and additional storage.

PRIVATE REAR GARDENS

To the rear of Lawson House is an area of private garden, predominantly laid to lawn and enclosed by mature hedging, established trees and a traditional stone boundary wall. Specimen trees and attractive planting provide seasonal interest. Offering ample space for outdoor relaxation and entertaining, the gardens provide a lovely private retreat, complemented by the magnificent parkland of the wider Brough Park estate.





LOCATION

Brough Park enjoys a delightful rural setting amidst 13 acres of beautiful established parkland, just a short distance from the historic market town of Richmond, widely regarded as one of North Yorkshire's most attractive towns.

Dominated by its magnificent Norman castle and elegant Georgian architecture, Richmond is renowned for its beautiful cobbled market square, thriving independent shops, boutiques, cafés and restaurants.

The town offers an excellent range of everyday amenities, leisure facilities and schools, together with the Georgian Theatre Royal, the Green Howards Museum and the picturesque River Swale, with its attractive riverside walks and the famous Richmond Falls.

The surrounding countryside is equally impressive, with the Yorkshire Dales National Park and Swaledale providing outstanding scenery and opportunities for walking, cycling and outdoor pursuits.

Despite its peaceful country setting, Brough Park is exceptionally well placed for access to the wider region.

EDUCATION
Brough Park is well placed for access to a good selection of educational facilities, with a choice of primary and secondary schools in Richmond, Catterick and the surrounding villages. Richmond School and Sixth Form College is a well-established secondary school offering education through to sixth form, whilst nearby Catterick Garrison provides further schooling options for families.

The wider area is also served by a number of highly regarded independent schools, including Aysgarth School at Newton-le-Willows, Barnard Castle School and Queen Mary's School near Thirsk, offering a choice of preparatory and senior education.

Darlington, York and Durham provide additional opportunities, including colleges and universities, all accessible from this well-connected part of North Yorkshire.

LEISURE AND RECREATION
The area surrounding Brough Park offers an excellent choice of leisure and recreational opportunities, with the beautiful countryside of Swaledale and the Yorkshire Dales National Park providing outstanding walking, cycling and riding country. Richmond itself offers a variety of leisure facilities, including a swimming pool, sports clubs and a golf course, together with the historic Georgian Theatre Royal, independent cinema, galleries and museums. The picturesque River Swale, Richmond Falls and nearby Easby Abbey provide wonderful opportunities to explore the area's rich heritage and natural beauty.

For those with an interest in country pursuits, the wider area is particularly well regarded for its fishing, shooting and equestrian facilities, whilst golfers are well catered for with courses at Richmond, Catterick and Bedale. The nearby market towns offer a variety of restaurants, traditional inns and leisure facilities, with further cultural attractions, shopping and entertainment available in Harrogate, York and Durham. This is a particularly appealing location for those who enjoy an active outdoor lifestyle, with an excellent range of recreational and cultural opportunities close at hand.

TRANSPORT LINKS

ROADS
The nearby A1(M) provides excellent north-south road connections, whilst Catterick and Catterick Garrison offer additional shopping, leisure and everyday facilities.

The market towns of Northallerton and Bedale are also within easy reach, together with Darlington, Harrogate, York and Leeds.

TRAINS
Mainline railway stations at Darlington and Northallerton provide regular services to London, Edinburgh and other major cities, making Brough Park an ideal location for those seeking the tranquillity and beauty of country living without compromising on convenience and connectivity.

AIRPORTS
Brough Park is conveniently situated for access to several regional and international airports. Teesside International Airport is the closest, offering a range of domestic and international connections, whilst Newcastle International Airport and Leeds Bradford Airport provide a wider choice of scheduled flights to UK and European destinations. All three airports are accessible by road, making the property well placed for both business and leisure travel.



Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.
Services: Mains electricity, water and gas. Drainage is via a communal pumping station to mains drainage.
Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.
Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.
Energy Performance Certificates: Rating E: A full copy of the energy performance certificates is available upon request.
Tenure and Possession: The property is offered for sale on a leasehold basis, with approximately 955 years remaining on the lease, together with an 11.12% share of the freehold.
The annual service charge is currently £3,836.40, payable in two instalments. This includes buildings insurance, maintenance of the rear lawns, external painting and ongoing upkeep of the roof, stonework and general repairs to the building. An additional annual contribution of £450.00 is payable to Brough Park, covering the maintenance of the private access road and grass cutting of the front lawns.
The lease permits pets.

Mileages: A1(M) 1.5 miles, Richmond 5 miles, Bedale 9 miles, Northallerton 14 miles, Darlington 14 miles (All mileages are approximate)

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