



Newsham Grange

Greta Bridge



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ABOUT THE PROPERTY

This remarkable Grade II Listed detached farmhouse offers an exceptional opportunity to acquire a distinctive period home, rich in character and history. Dating from the early to mid-19th century, this impressive property stands proudly amidst approximately three acres of beautiful gardens, paddocks and grounds, with driveway providing access to a substantial rear courtyard flanked by a collection of traditional outbuildings – including a classic dovecote with 6 stables and yard, perfect for equestrian, hobby interests or development with prior consent. A separate access has been created to enable access to the stables and land, for the assistance of any future development.

Entering through an elegant portico adorned with Roman-style columns, the solid wood front door opens into a welcoming hallway, setting the tone for the generous and versatile accommodation beyond. The main entrance hall, featuring an attractive dog-leg staircase with stick balusters, flows seamlessly through the ground floor, providing access to three spacious reception rooms. The sitting room enjoys triple aspect windows, an open fire with a handsome wood mantle, ornate cornicing and deep skirting, providing a wonderful setting for relaxing or entertaining. Adjacent, the living room features a feature fireplace, fitted shelving, a dado rail and charming period details, while the dining room boasts French doors that open onto a patio seating area – the perfect spot for al fresco dining.

The heart of the home is the large dining kitchen, complete with a range of wooden wall and floor units, contrasting worktops, and integrated appliances, all arranged around a cheerful dining area overlooking the rear courtyard. Practical needs are well met with a spacious utility room, rear entrance vestibule and cloakroom/WC, as well as cellar accessed via stone steps, currently housing the oil-fired central heating boiler.

Upstairs, a half landing features an arched window with views onto the courtyard, leading to six well-proportioned bedrooms. The main bedroom is a well-proportioned double room positioned at the front of the house, boasting fitted wardrobes and furniture, perfect for effortless storage. Similarly, bedroom two is a comfortable double, enjoying a peaceful outlook across the rear and finished with charming decorative cornicing to the ceiling. Bedroom three provides a good-sized single with a fitted front window and stylish cornicing, ideal as a child's room or study. Bedroom four, also a double, continues the period feel with cornicing and another window facing the front. Bedroom five, offers fitted wardrobes seamlessly incorporating a dressing table, along with cornicing and a front aspect window.

Two bathrooms serve the first floor, each generously appointed, one with a panelled bath and shower cubicle, the other featuring a sunken corner bath – ideal for unwinding after a long country walk. Completing the first floor accommodation, is a further landing leading to bedroom six and an attic room - benefitting from a separate staircase leading directly to the utility room.



Outside, the house is surrounded by mature gardens and paddocks, providing a wonderful setting and ample opportunities for outdoor pursuits, with further potential for stabling or conversion of the traditional outbuildings (subject to consents). The driveway and courtyard provide plentiful parking adding both convenience and flexibility.

A right of way has been created providing a separate access to the stabling and land areas. This right of way would allow for the development of the buildings and access to the land without impacting on the main homestead.

Greta Bridge itself is a picturesque hamlet located just off the A66. The charming market towns of Barnard Castle and Richmond are a short drive away, with renowned attractions such as The Bowes Museum, High Force Waterfall, Raby Castle, Eggleston Abbey and Yorkshire Dales National Park all within easy reach. Local schools, pubs, and scenic walks abound, making this an ideal base for both families and those seeking a country lifestyle as well as other leisure and cultural pursuits. For those who enjoy country pursuits look no further than the Zetland Hunt who are based within the area.

Offered with no onward chain and representing a rare opportunity for sympathetic updating, Newsham Grange awaits its next chapter. Interested parties are warmly invited to arrange a viewing to fully appreciate the scope, scale and setting of this distinctive period home.

PROPERTY INFORMATION

Land Registry Title Number: Part NYK297342 and Part NYK295663

Local Authority: North Yorkshire

Tenure: Freehold

Council Tax Band: G

Annual Cost: £4240.57

Flood Risk: Very low

Conservation Area: No

Listed: Grade II

Predicted Broadband Speed: Basic: 4 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains electricity, mains water and septic tank drainage.

Heating: Oil fired central heating.

PLANNING HISTORY

15/00286/APDN - Decided - 13/04/2015

12/00716/DIS - Decided - 18/10/2012

12/00716/DIS

8/00565/FULL - Decided - 08/11/2018

09/00810/FULL - Decided - 12/10/2009

15/00286/APDN - Decided - 13/04/2015



SURVEY

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

SPORTING AND MINERAL RIGHTS

Any sporting and mineral rights which are owned are included in the sale.

LAND

The property extends to approximately 3.33 acres in total including house, buildings, garden and land areas.

1. It is the responsibility of the purchaser to fence the land to an agreed specification with the seller.
2. It is agreed that the seller will retain the 2026 crop which has already been sown on the land.

PLEASE NOTE: Further land is available, subject to separate negotiation.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining landowners (if any) affecting the same and all matters registerable by any competent authority pursuant subject to statute.

1. There is a water easement between points "A" and "M" on the plan.
2. There is full rights of access for all types and all purposes between points "X" and "Z"

WATER

A sub meter will be provided by the vendor at point "M" on the plan.

GUIDE PRICE

£750,000

VIEWINGS

Viewings are by appointment with the selling agents Addisons Chartered Surveyors T:01833 638094 opt 1

BROCHURE

Photographs and details taken April 2026



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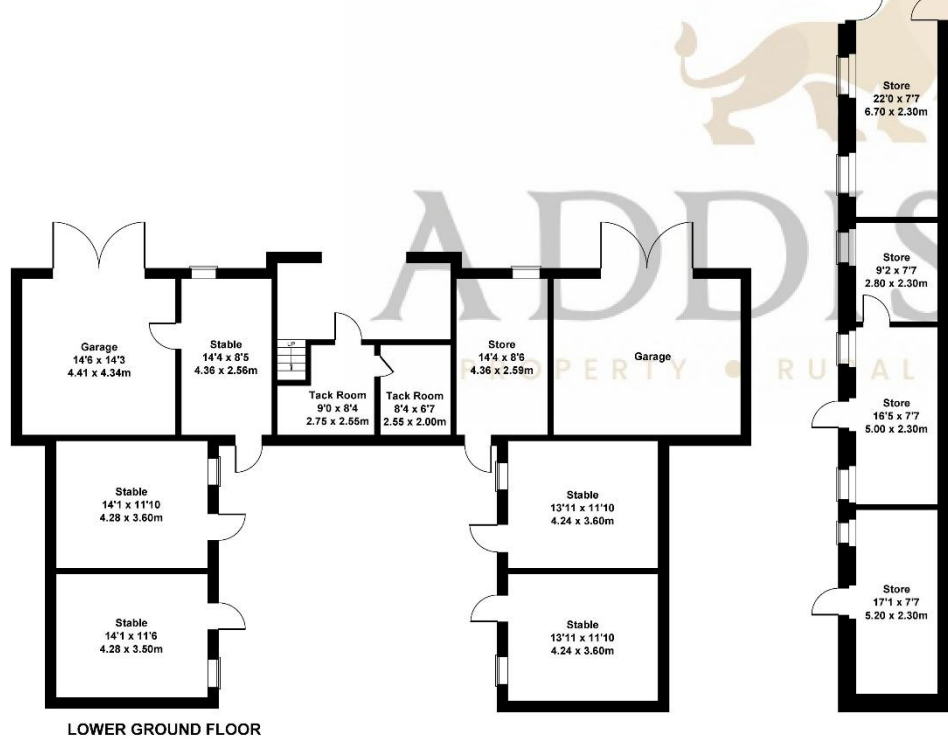
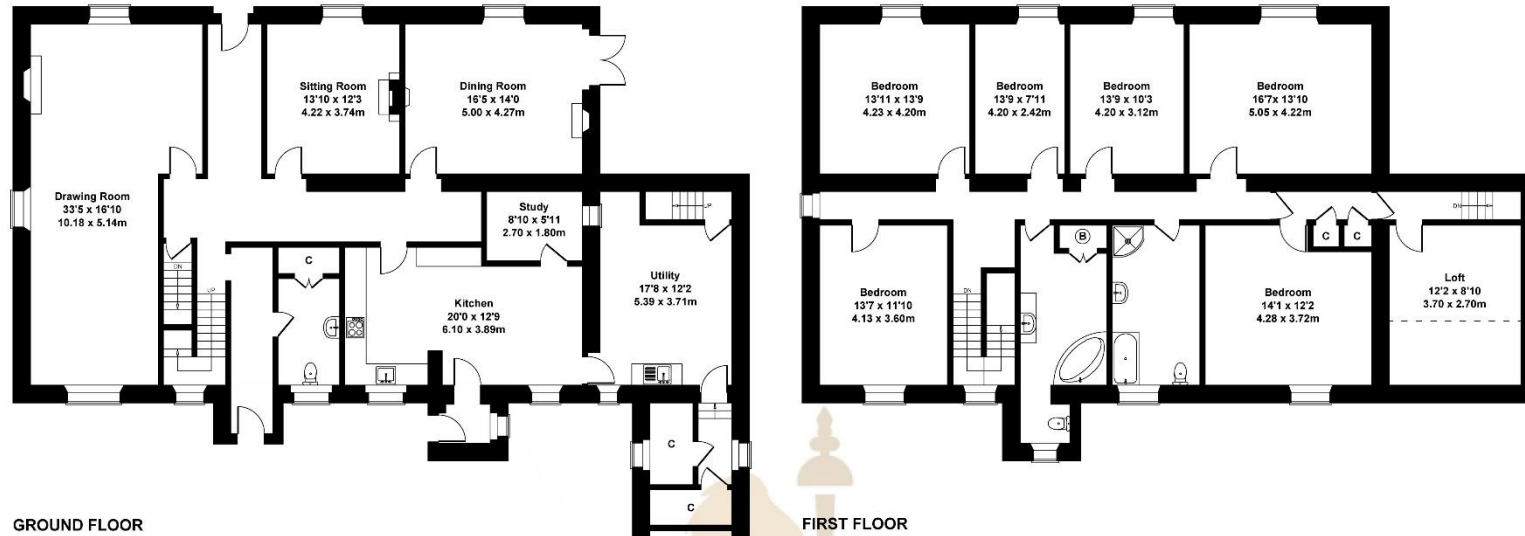






Floor Plan

Newsham Grange, Greta Bridge



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.

Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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