



THE STABLES
Newsham, Richmond



THE STABLES

NEWSHAM, RICHMOND, DL11 7RA

THIS BEAUTIFULLY CONVERTED FORMER BARN IS A CHARACTERFUL AND SUBSTANTIAL VILLAGE RESIDENCE OCCUPYING AN ENVIABLE POSITION IN THE HEART OF THE HIGHLY-REGARDED VILLAGE OF NEWSHAM, NEAR RICHMOND. ENJOYING AN ATTRACTIVE OUTLOOK OVER THE VILLAGE GREEN, THE PROPERTY OFFERS GENEROUSLY PROPORTIONED AND VERSATILE ACCOMMODATION, THOUGHTFULLY ARRANGED FOR MODERN FAMILY LIVING.

Accommodation

Entrance Hall • Cloakroom with W.C. • Living Room
Sitting Room • Large, Open-Plan Living Kitchen and Family Room
Living Room Overlooking Village Green • Four Double Bedrooms
Two En Suites • Luxurious Family Bathroom

Externally

Patio Terrace Adjoining Kitchen • Low-Maintenance Walled Private Gardens
Driveway Parking (Expired Planning Permission for Garage)



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

The historic, rural village of Newsham is situated roughly 8 miles north-west of Richmond and 13 miles south-west of Darlington. The heart of the community is the active village hall, which hosts regular events throughout the year, including an annual 4-day festival and a regular quiz night, library service and Post Office service throughout the week.

Richmond has a variety of amenities including independent and national shops, cafes, restaurants, pubs, butchers and bakeries. There is a traditional weekly market in the town centre, as well as a library, swimming pool and gym.

The Station is a restored Victorian railway station which also features a restaurant, gallery, cinema and artisan food producers. There is also the Georgian Theatre Royal, primary and secondary schools, Richmond Golf Course and the historic Richmond Racecourse.

The town is well positioned for access to the A66 and A1(M), as well as mainline stations in both Northallerton and Darlington.

Accommodation

A cottage-style entrance door opens into a generous and welcoming reception hall, immediately setting the tone for the characterful accommodation that follows. A staircase, enhanced by natural light from the window above, rises to the first floor, while the hall also provides access to a fitted cloakroom/w.c, a useful storage cupboard and a practical area for coats and boots.

The principal living room is an impressive, light-filled reception space, with three large windows to one side complemented by a substantial picture window that frames attractive views across the village green. A central fireplace with stone surround and hearth creates an appealing focal point.

Also situated on the ground floor is a well-proportioned study, featuring a side-facing window and ample space for freestanding furniture, providing an ideal setting for home working or use as an additional reception room.



The sitting room provides a further comfortable reception area, with a side-facing window, feature central fireplace, storage alcoves and fitted units incorporating display shelving and lighting.

Double doors from the sitting room open into a superb open-plan kitchen and dining area, forming an impressive family hub with a vaulted ceiling, exposed beams, skylights and three side-facing windows which together create a bright and inviting space. Stone-flagged flooring adds to the character of the room, while generous proportions allow for an American-style fridge freezer and a large dining or seating arrangement. The substantial central island offers additional storage and is finished with a solid wood work surface.



The kitchen is fitted with a range of contemporary units, complemented by a combination of granite and timber work surfaces. Integrated and fitted appliances include a double sink with rinsing attachment, a large induction hob with twin ovens beneath and extractor fan over, along with a dishwasher.

To the rear of the kitchen, a door opens directly to the garden, with further access to the boiler room and a practical utility room. The utility is well appointed with a work surface, sink, shelving, purpose-built storage cupboards and space for both a washing machine and tumble dryer.

On the first floor, the landing is enhanced by useful storage cupboards, display shelving and a skylight, allowing natural light to filter through the space.



The principal bedroom is a comfortable double room with a side-facing window, fitted wardrobe and private en suite shower room. A further double bedroom, currently arranged as a study, benefits from a skylight window and spot lighting.

Completing the first floor accommodation is an additional double bedroom with skylight window, together with a charming guest suite featuring a fitted wardrobe and access to a private w.c. with hand wash basin.

The family bathroom has been stylishly refitted and includes panelled walls, a Victorian-style radiator, low-level w.c, step-in shower cubicle with slate-style tiling, free-standing bath and skylight window.

Externally

To the rear of the property, there is a parking area and gated access through to the walled garden, which has a large patio area, artificial lawn, raised beds and a summerhouse.

Owners' Insight

The Stables is located in the heart of a beautiful North Yorkshire village, overlooking the green. Newsham is incredibly friendly and the village hall offers a busy programme of activities for all ages.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

Local Authority

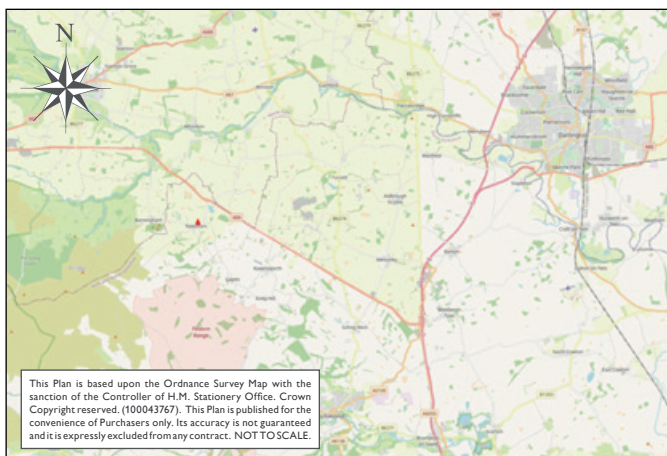
North Yorkshire Council. Council tax band F.

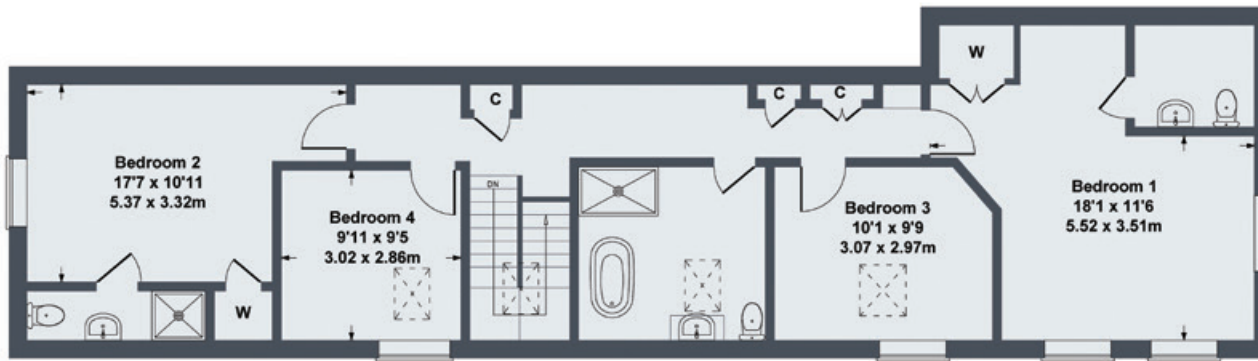
Services

Mains electricity, water and drainage. Oil-fired central heating.

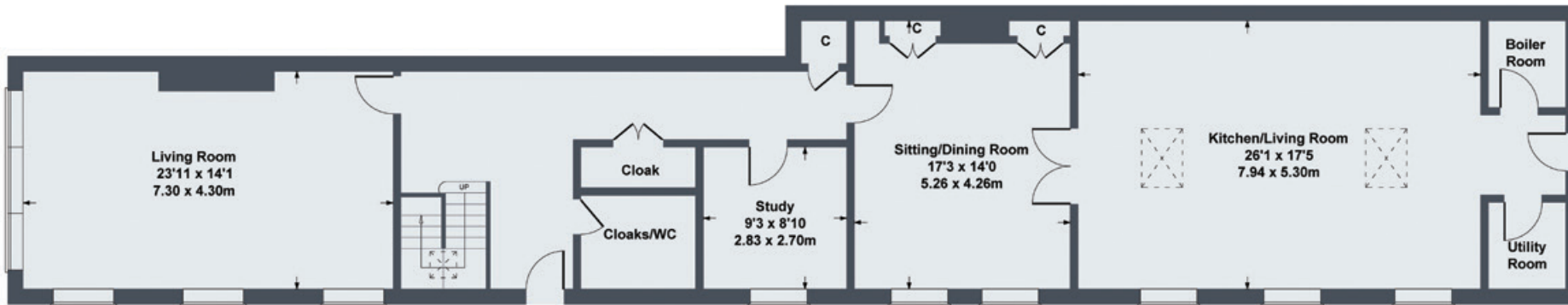
Wayleaves and Covenants

The Stables is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.





FIRST FLOOR



GROUND FLOOR

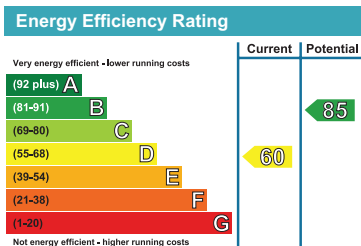
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Approximate Gross Internal Area
2583 sq ft - 240 sq m

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.

Produced by Potterplans Ltd. 2026



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2026

Photographs taken: June 2026