



The Old Brewery Guest House
29 The Green | Richmond | North Yorkshire | DL10 4RG

 FINE & COUNTRY

STEP INSIDE

Dating from the early 19th century and built in sandstone with ashlar detailing, is an exceptionally attractive Grade II Listed home, with the benefit of a spacious, self-contained annexe. There are several features, from period fireplaces and sash windows, a wrought-iron balcony, exposed beams and the attractive coursed stone exterior.

The main residence is far more substantial than it first appears, with beautifully presented interiors, generous accommodation and a layout that lends itself perfectly to a variety of lifestyles.

The front door leads into a hallway, providing access to several elegant reception rooms, two sitting rooms, a versatile games room, equally suited to a home office or boot room and a large formal dining room. The kitchen is well equipped with integrated appliances and contemporary grey cabinetry, as well as an opening to a breakfast room.

A cloakroom and a spacious ground floor double bedroom with en-suite complete the level. There is also a substantial cellar, accessed from the snug, adjacent to the dining room. Upstairs, there is a landing leading to five double bedrooms, three with stylish en-suites and a house bathroom.

The Annexe

The annexe, with its own private entrance, via a timber gate to the side of the main house, offers generous accommodation. An entrance hall leads to the ground floor bedrooms and a staircase to the first floor, which has a well-appointed kitchen with black gloss units and space for white goods. There is also a generous bathroom, with bath, basin and WC accessed from the kitchen area, which would make an ideal utility room.

The open plan living room, has a dual aspect, vaulted ceilings and exposed beams, with ample space for seating and dining areas. There is an additional staircase leading to a mezzanine, ideal for a home office, alongside additional storage and a cloakroom.

The ground floor provides three sizeable double bedrooms, each with en-suite facilities and one benefitting from patio doors leading to a private seating area.







Annexe



Annexe



Annexe



SELLER INSIGHT

“Richmond quickly became a place we loved visiting as a family, despite not knowing it well before purchasing the property. It offered the perfect business opportunity: a hugely popular town for those exploring the Yorkshire Dales, yet still easily accessible and not “too far off the beaten track.” Being only a short drive from the A1(M), it suited us perfectly, and has proved ideal for guests too.

Since owning the property, we’ve carried out extensive renovations to both the main house and the annexe, including rewiring and new heating system, creating what we feel is a sympathetic, yet contemporary décor throughout, ideal for modern living.

For us, the real selling points are the flexibility and potential, whether continuing the successful holiday let businesses we’ve established, enjoying the main house as a superb family home, or using the annexe for multi generational living. Both properties offer exceptional space, with bedrooms designed to work beautifully for holiday guests or everyday family life.

We were instantly drawn to the character of the house, and the views over The Green and Richmond Castle have been a real highlight for us and our guests. The location is outstanding: a short walk to the market square, yet wonderfully peaceful, close to the river and woodland walks. It is also located on the well renowned Coast to Coast route, the previous owners ran a successful B & B from the property and we gather they use to provide a bag shuttle service for those carrying out the long distance trail. It truly offers the best of both worlds, extensive walking routes from the doorstep, alongside historic landmarks including the 11th century castle and the Culloden Tower.

Richmond also offers fantastic culture and amenities: restaurants, a cinema, bakeries, shops, schools and a leisure centre. We’ve also loved visiting Middleton Lodge, just a short drive away, with its excellent restaurants and superb spa.*

* 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

Both properties enjoy low-maintenance, enclosed courtyard gardens, which could easily be combined to create a larger, unified outdoor space if desired. Currently separated by a timber fence to create privacy, the gardens both benefit from raised beds with a variety of mature shrubs and plants and stone paved patio seating areas.

The Old Brewery also has a timber shed, with power connected. There is a variety of mature trees along the pathway to access The Annexe.

Location

Richmond is a vibrant Georgian market town offering an excellent range of independent and national shops, cafés, restaurants, pubs and traditional food producers. The town hosts a weekly market and benefits from a library, swimming pool and gym.

The Station, a beautifully restored Victorian railway building, provides a restaurant, cinema, gallery, Pilates studio and artisan outlets. Richmond's rich heritage includes Richmond Castle, the Georgian Theatre Royal, a historic racecourse site and a golf course.

The town also benefits from well-regarded primary and secondary schools. Accessible private schools include Yarm, Barnard Castle, Aysgarth and Queen Mary's. There are superb transport links, with mainline rail services from Darlington and Northallerton, excellent road connections via the A1(M) and A66, and easy access to Durham Tees Valley, Leeds Bradford and Newcastle airports. Surrounded by stunning countryside and close to the Yorkshire Dales, Richmond offers exceptional walking, bridleways and popular local festivals.

Directions

A1(M)

Exit at Junction 52 (Catterick) and follow signs for Richmond. Continue along the A6055 through

Catterick, when you reach the roundabout take the third exit, onto Richmond Road/A6136. Continue straight on at the next roundabout and along the road, taking the left turn onto Sandbeck. Turn right onto Slee Gill and continue onto Bridge Street, head over the bridge and The Green is on your left.

A66

Follow signs for Richmond via the A6108. As you enter the town, at the roundabout, take the 2nd exit onto Darlington Road and continue straight on at the traffic lights. Go through the first roundabout and at the second, take the 2nd exit onto Victoria Road. Turn left onto Cravengate and The Green is on the right-hand side.

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Services, Utilities & Property Information

Utilities – Mains gas, electricity, drainage and water connected

Tenure – Freehold

Property Type – Semi-detached

Construction Type – Stone built

Council Tax – The Old Brewery is currently exempt from council tax as it is a holiday let. The council tax band for The Annexe is band A.

Parking – On street parking

Mobile Phone Coverage – Check with your provider

Internet Connection – Full fibre available

Public and Private rights of way – None

Other – Please note that the property is in a designated conservation area and the main house is Grade II Listed.

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



The Old Brewery, 29 The Green, Richmond
Approximate Gross Internal Area
228 sq ft - 2454 sq m

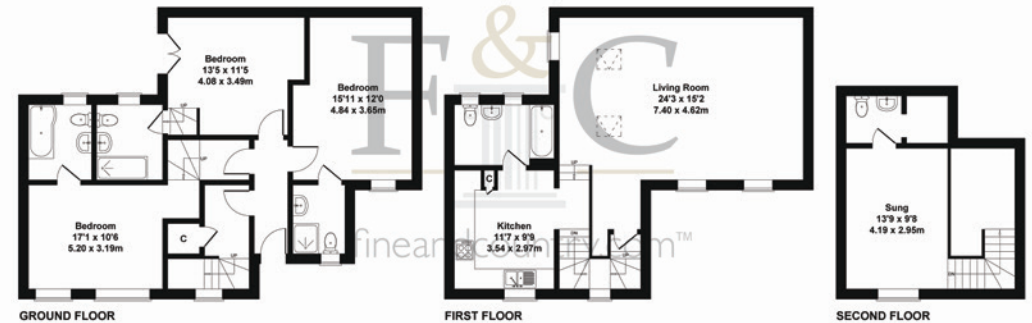


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Annexe, The Old Brewery, 29 The Green, Richmond
Approximate Gross Internal Area
1636 sq ft - 162 sq m

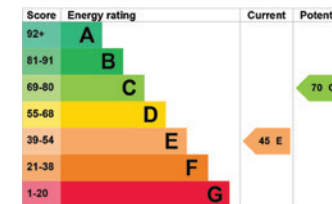


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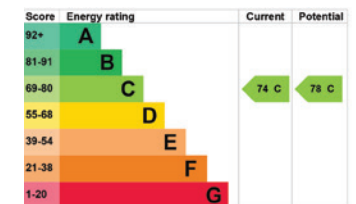
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Annexe



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