



SHELLEY HOUSE  
Brough Park, Richmond



**GSC GRAYS**

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# SHELLEY HOUSE

Richmond, North Yorkshire, DL10 7PJ

An immaculate and spacious two bedroom, first floor apartment occupying the central portion of the first floor in this historic, Grade I listed building, set in a glorious parkland setting.

The apartment benefits from a wealth of original features including full-height decorative ceilings, shuttered windows and a wonderful 18th century oak staircase in the private entrance hall.

In addition, there is a double garage and parking.



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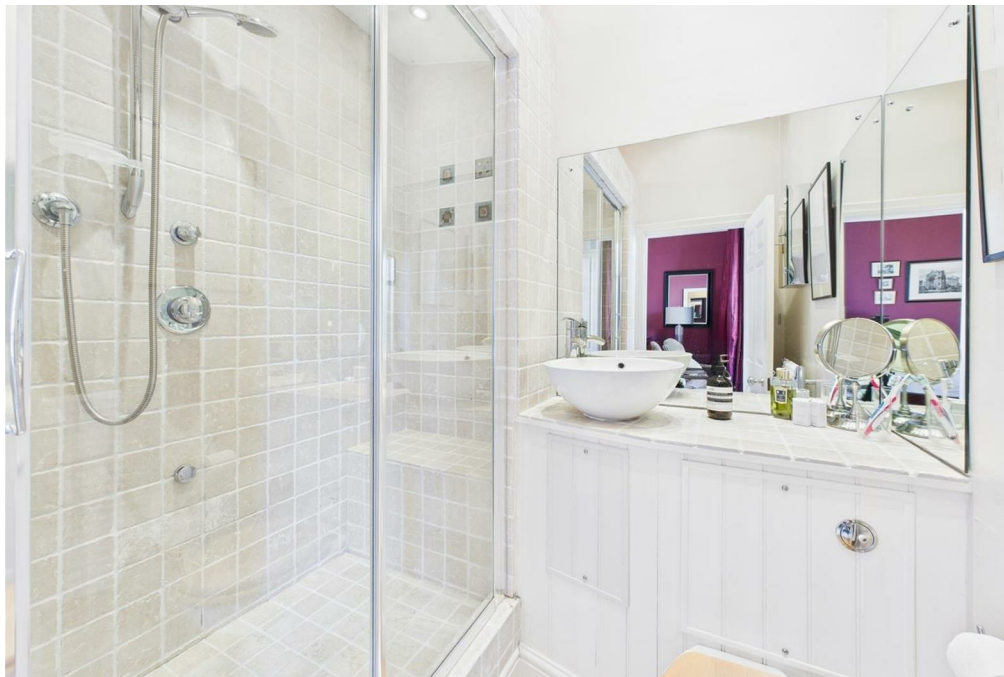
## Situation and Amenities

Shelley House is located approximately 15 minutes from the popular market town of Richmond, which 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, 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. Finally, there is 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

Shelley House is accessed via its own front door leading into the large, impressive entrance hall which has a stone-flagged floor and full-height ceiling with ornate cornices. A grand return staircase sweeps up to the galleried landing above, whilst the glorious triple window to the half landing provides views over the gardens to the south. A multi-panelled glazed door leads through to the main reception hallway, with carved timber cornice and doors/architraves, along with a lovely shuttered sash window to the rear.

The substantial living room is dual aspect and has plenty of room to relax and dine in comfort, with large windows to both the front and rear flooding the room with light. Storage space is available and a door opens to a walk-in cupboard with access to the old Priest Hole - a wonderful character feature.

The kitchen and breakfast room features a lovely box sash window with a window seat providing a perfect spot to breakfast or relax and enjoy the views over the grounds. There is a range of classic contemporary units with space for a fridge and freezer and two arched, shelved recesses set into the wall.



The principal bedroom, currently used as an impressive study, features a magnificent triple window looking out towards the bridge, beck and former church beyond. A door leads through to the en suite shower room, with a large step-in shower cubicle/steam room, hand wash basin and w.c. The second double bedroom has a built-in wardrobe and a beautiful arched window overlooking the grounds to the front.

The separate house bathroom includes a panelled bath, wash hand basin, low-level w.c, heated towel rail and an airing cupboard.

### Externally

To the front of the property, there are formal grounds looking back towards the church and over the river, whilst further grounds to the rear offer plenty of well-maintained space to enjoy a stroll in the sunshine.

Shelley House also benefits from its own area of lawned garden.

### Garage

The double garage is situated to the side and rear and features an electric door for convenience.

### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

At the time of launch to market we are notified that the access road from Colburn direction will be closed for approx 12 weeks. Access to the property is via the village of Tunstall to the south following directions for the Richmond Equestrian Centre and the continuing past and on to Brough Park the entrance to Brough Park is found at what 3 Words reference <https://w3w.co/punters.revives.mock>

The access door for viewings at the property are at <https://w3w.co/punters.revives.mock>

### Local Authority

North Yorkshire Council. Council tax band D.

### Tenure

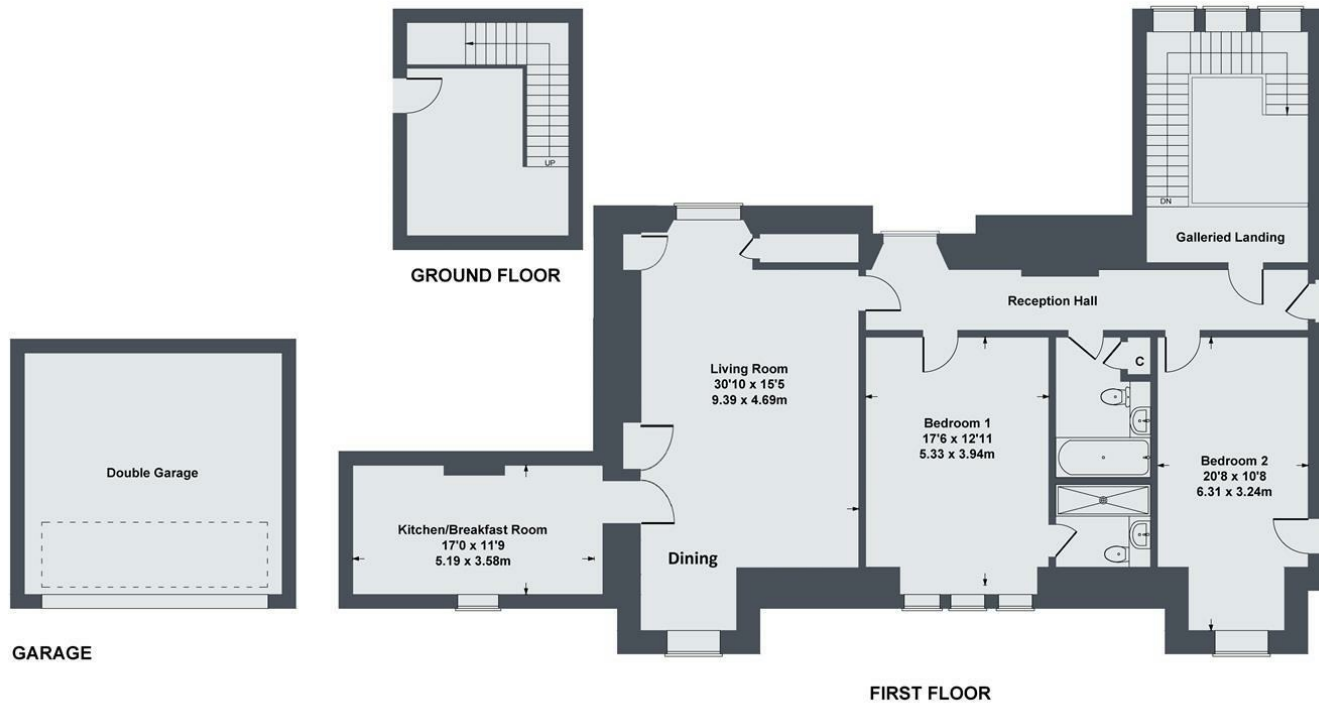
The property has a share of the freehold and a lease extending to the year 2980. The annual service charge for 2024 is £3,396.30 and includes grounds maintenance.

### Particulars and Photographs

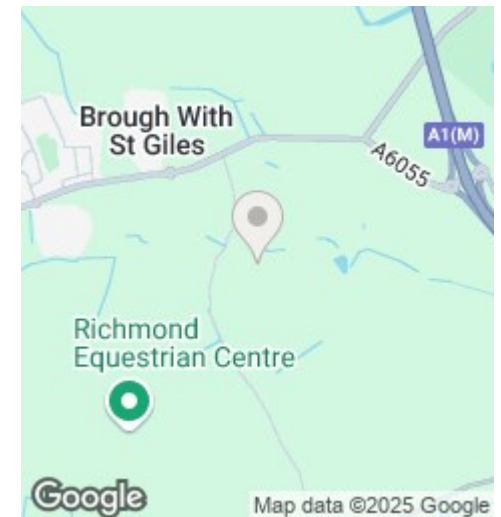
Particulars prepared and photographs taken March 2025.

# Shelley House

Approximate Gross Internal Area  
1668 sq ft - 155 sq m (Excluding Garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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