



KIRKBRIDGE FARM
Stanwick, North Yorkshire





KIRKBRIDGE FARM

STANWICK, NORTH YORKSHIRE, DL11 7RT

SITUATED IN THE PEACEFUL HAMLET OF STANWICK, THIS SUBSTANTIAL GRADE II LISTED PROPERTY EXUDES CHARM AND ELEGANCE OFFERING THE CHANCE TO OWN A PIECE OF HISTORY. BOASTING FOUR SIZEABLE BEDROOMS, THREE CHARACTERFUL LIVING AREAS AND A SEPARATE ONE BEDROOM ANNEXE. KIRKBRIDGE FARM IS SURE TO IMPRESS WITH OVER THREE FLOORS OF ACCOMMODATION

Accommodation

Spacious Entrance Hall • Formal Drawing Room
 Large Kitchen with Centre Island • Additional Living Room
 • Dining/Entertaining Room • Utility Room • Office
 Master Suite with Dressing Room • Three Further Bedrooms • Family Bathrooms

Annexe

One Bedroom • Kitchen/Living Room • Bathroom

Externally

Parking • Courtyard • Rear Patio • Lawned Garden • Pond • Garage



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

Stanwick is a small and tranquil North Yorkshire village steeped in history with an historic church. The village lies at the heart of an Iron Age settlement. The fortifications, which shape the local area, are still visible in large sections forming part of Stanwick Camp Ancient Monument.

In close proximity to Stanwick is the village of Aldbrough St John with a large village green, and public house.

The nearby historic towns of Richmond and Barnard Castle offer a wide variety of amenities including national and local retailers and state and private educational opportunities. Richmond is rich in Georgian architecture and boasts a number of historic sites including the Castle with its Norman origins, the renowned Georgian Theatre and The Station, a restored Victorian railway station, featuring a restaurant, cinema and gallery and is a popular tourist attraction.

As its name would suggest, Barnard Castle also has a castle, along with riverside walks and Bowes Museum. Both towns offer traditional weekly markets and a good range of restaurants. For the commuter, the A66 and A1(M) are within easy reach, and is East Coast Mainline railway station at Darlington.

The Dowager Duchess Estate

Kirkbridge Farm was a part of the Stanwick Estate owned by Hugh Percy, the first Duke of Northumberland, in the 1700s. His successor, Algernon, the 4th Duke, inherited the Stanwick Estate with his wife Lady Eleanor Grosvenor. When the Duke passed in 1865, Lady Eleanor returned to Stanwick from Alnwick Castle the Percy family seat, as Dowager Duchess where she immersed herself in local village life until her death in 1911. In 1922 the Stanwick Estate was sold. The Old Hall at Kirkbridge was purchased by the Johnson family and was later separated. Now known as “The Old Hall” and “Kirkbridge Farm” the Johnson family descendants live there today.





Accommodation

Kirkbridge Farm benefits from charming period features throughout and stunning lawned gardens in the peaceful countryside. There are three sizeable living areas at the ground floor level boasting deep set sash windows, feature fireplaces with marble and stone surrounds and period recess alcoves. A recently modernised kitchen features marble worktops, matching wall and base units and centre island with power ports and wine rack, oil Aga with built-in Neff appliances. The main dining area includes exposed beams and stone floors that extend throughout the ground floor, doors lead through from the dining area to a utility space then onto a useful study. The integrated garage/store room is also accessible via the ground floor level and provides power and useful storage space.

Kirkbridge Farm boasts four well appointed bedrooms providing ample space for family or guests, each bedroom has been designed to ensure privacy and comfort in keeping with the true character of the property. The master en-suite has been designed to offer elegance with uninterrupted views over the rear. Both bedrooms on the second floor include dormer sash windows and are serviced by the second family bathroom.

Annexe

Kirkbridge Farm benefits from an attached one bedroom annexe offering great possibilities to the prospective buyers. The annexe is currently let out on an Assured Shorthold Tenancy with an agreed rent of £475 per calendar month. Prospective buyers have the option to purchase with full vacant possession or retain the current tenant.

Externally

Views of Kirkbridge Farm are sure to be captivated by the impressive approach to the property. The rear grounds benefits from being south facing with extended views across fields. This is accompanied with mature shrubs and trees, a tranquil pond and stone patio for a luxury outdoor dining experience.





Parking

Gravelled area providing off-street parking.

Services

Mains electricity and water are connected. Oil fired central heating. Drainage is supplied via a separate treatment plant and septic tank. Please contact the agents for further details as the septic tank requires updates.

Agents Note

Please note, the title is to be amended upon completion.

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

For Council Tax purposes Kirkbridge Farm is banded F and the Annexe is banded A.

Wayleaves, Easements & Rights of Way

Kirkbridge Farm is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.





SECOND FLOOR

Kirkbridge Farm, Stanwick

Approximate Gross Internal Area
4155 sq ft - 386 sq m

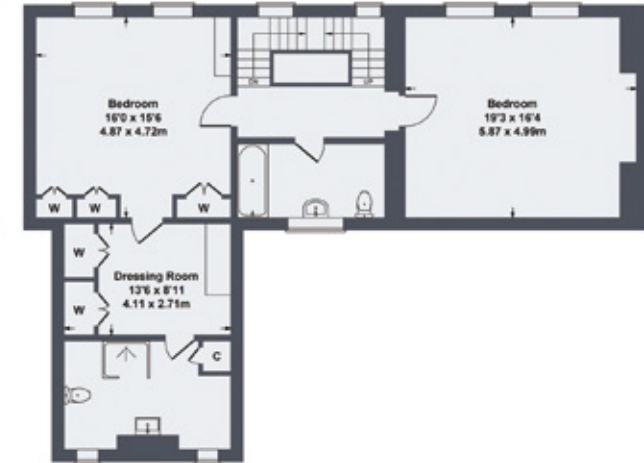
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025



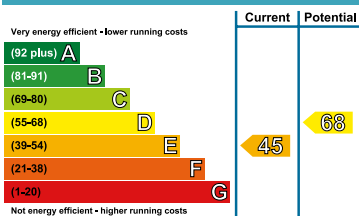
GROUND FLOOR



FIRST FLOOR

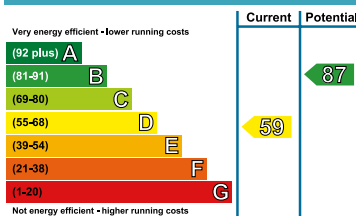
FARM

Energy Efficiency Rating



ANNEXE

Energy Efficiency Rating



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
- All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
- Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: September 2025

Photographs taken: September 2025

