



NEWSHAM HOUSE NEWSHAM
Richmond



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Richmond, North Yorkshire, DL11 7QS

An impressive Grade II Listed Country Home occupying an elevated position with far reaching views. The property offers substantial family sized accommodation comprising: entrance hall, drawing room, family room, dining room, kitchen, utility room, rear wing and cellars. The first floor offers, master bedroom with en-suite bathroom, three further double bedrooms and two single bedrooms and family bathroom. Externally there is a private driveway leading to front graveled area and large attractive gardens surrounding the property with ornate hedges, trees and shrubs, parking to the rear of the property and a garage. There is an option to rent adjoining land of around two to three acres in addition if required by separate negotiation.

ACCOMMODATION



5&6 Bailey Court, Colburn Business Park, Richmond,
North Yorkshire, DL9 4QL
01748 897629
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Situation and amenities

The property is situated on the edge of the rural village of Newsham which provides easy access to the A66 and A1 (M) and the surrounding area. The nearby historic market 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 also boasts a number of historical sites, including the Castle, with its Norman origins, the renowned Georgian Theatre and The Station, a restored Victorian railway station, which features a restaurant, cinema, gallery and is also home to a number of artisan food producer. Barnard Castle also has a castle, riverside walks and Bowes Museum on the outskirts of town. Both towns offer a traditional weekly market, a library and good range of restaurants. The North Pennines and Yorkshire Dales are in easy reach. For the commuter the A66, A1(M), East Coast Mainline and Newcastle, Durham Tees Valley and Leeds Bradford Airports provide links to commercial centres of the north east and beyond.





Description

Entrance hall has a stone portico leads into a reception hall with staircase and wrought iron balustrades leading to the first floor. There is plenty of natural light afforded from a full height window on the half landing. The drawing room is a fine dual aspect room with full length windows taking advantage of the superb views. A focal point is the stone fire surround and log burner. There is a family room enjoys views to the front and has a stone fire surround. The dining room has a feature range, concealed second staircase to the first floor and access to the cellar, kitchen and rear wing. The kitchen is well fitted with a good range of wall and floor cupboard units with off white frontage and granite work surfaces over incorporating a double Belfast sink unit and four oven Aga with LPG gas hob and extractor fan. To the rear wing has there are a range of store rooms and a second cloak/wc in the rear wing, which leads through to a recently converted barn, with open truss beamed ceilings and doors giving access to the front and rear of the property.

The half landing provides access to the fourth bedroom. The main landing provides access to the two main front bedrooms, and the wing with three further bedrooms, house bathroom and a concealed staircase leading down to the dining room. The master bedroom is a lovely light dual aspect room with feature fire surround, two useful cupboards and an en suite bathroom comprising a white suite comprising panel bath, step in shower cubicle, pedestal wash hand basin and low level wc. The five further bedrooms are all good double room with some having feature fireplaces. The house bathroom comprises of a white suite comprising panel bath with shower over, pedestal wash hand basin and low level wc.

Externally, Newsham House is accessed via a private drive, with ample parking to the front and rear. The property has gardens all round which are mainly laid to lawn with box hedge insets to the front. There are superb far reaching views from the property and its gardens which are surrounded by open fields.

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Terms and conditions

The property is offered as a periodic tenancy only, as from 1st May 2026 fixed term agreements (including 12 month terms) will no longer be permitted under the Renters Rights Act. From 1st May 2026 the tenancy will transition to an Assured Periodic Tenancy at a rental figure of £2,600 per calendar month, payable in advance by standing order. In addition, a deposit of £3,000 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The landlords agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Requests for pets will be reasonably considered.

Local Authority & Council Tax

Richmondshire District Council 01748 82900. For Council Tax purposes the property is banded G.

Viewings

Strictly by appointment with GSC Grays of Richmond: 01748 829217.

Particulars

The property particulars were written in June 2016 and updated May 2026.

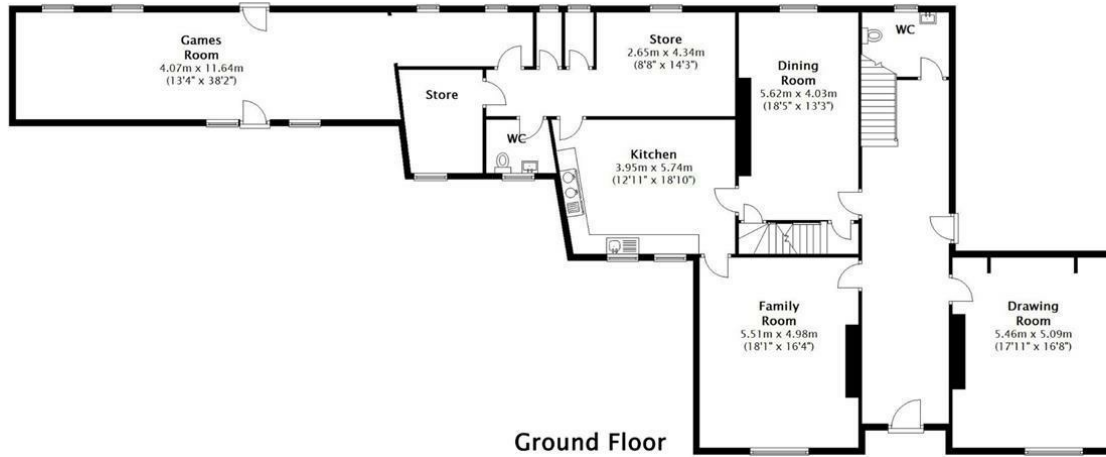
The photographs were taken externally June 2016 and internally January 2023.

Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars should 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.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Newsham House Newsham



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

