

**NO 1, THREE HORSESHOES  
BROMPTON, NORTHALLERTON DL6 2ST**



**A Well Laid Out & Spacious Three Bedroomed End of Terrace Property Formed from Conversion of Former Public House in Sought After North Yorkshire Village**

- Gas Fired Central Heating
- Fitted Kitchen & Bathroom
- Utility Room & Downstairs WC
- Cellar with Scope for More Accommodation
- Sought After Village Location
- Close to Local Amenities

**Offers in the Region of: £145,000**

# No 1, Three Horseshoes, Brompton, Northallerton DL6 2ST

## SITUATION

Northallerton	1 ½ miles	Richmond	14 miles
A.1	8 miles	Teesside	16 miles
Bedale	9 miles	Yarm	12 miles
Catterick	14 miles	Darlington	13 miles
Stokesley	12 miles	Ripon	16 miles

(All distances are approximate)

**No 1, Three Horseshoes, Brompton** is attractively situated in the pleasant and popular, much sought after and highly desirable North Yorkshire semi rural village which lies within easy reach of Northallerton, Darlington, Yarm and Teesside.

The property enjoys a central location standing in a slightly elevated position enjoying views out over the village green. This area is close to and within easy access of particularly attractive open countryside with a host of footpaths, bridle ways, quiet country lanes and cycle ways in and around the village and over to the Hambleton Hills, the Cleveland Hills and across to the Vale of York. This area of North Yorkshire is particularly well situated between the North Yorkshire Dales and the North Yorkshire Moors National Park and is approximately an hour from the coast at Whitby, Scarborough and Redcar.

The nearby town of Northallerton, the County Town of North Yorkshire is within walking distance of the property and offers a full and comprehensive range of educational, recreational and medical facilities together with good range of shopping and a leisure centre which is within walking distance of the property. The village itself enjoys the benefit of renowned Primary School, Church, Village Shop and Post Office together with two Public Houses / Restaurants within walking distance of the property.

Further excellent amenities and facilities are available in a number of nearby market towns. The property is very conveniently situated to the A.1 and A.19 trunk roads which offer excellent access to all centres of commerce north and south and linking into the main arterial road networks of the UK, particularly the A.66 which provides for excellent networks east and west.

There are main line train stations at Northallerton (only some five minutes away) and Darlington and linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley, Leeds/Bradford, Newcastle and Middlesbrough.

## AMENITIES

**Shopping** – market town shopping is available at Northallerton Bedale, Thirsk, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all readily accessible.

**Hospitals** – the renowned Friarage Hospital is located approximately 1 mile away at Northallerton.

**Bus Service** – there is a regular bus service with access to Northallerton and Darlington.

**Schools** – the area is well served by good state and independent schools. Local village Primary School together with a number of Primary Schools in and around the surrounding villages and Northallerton itself. Comprehensive schools at Northallerton (1 mile), Stokesley, Thirsk, Bedale. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor, Ripon Grammar.

**Shooting & Fishing** – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

**Racing** – Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

**Golf** – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

**Walking & Cycling** – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

## DESCRIPTION

**No. 1, Three Horseshoes** comprises a three bedroomed end of terrace property enjoying a host of period feature having been converted from the former Three Horseshoes Public House. The property enjoys the benefit of gas fired central heating, fitted kitchen and bathroom and comes with well laid out and spacious, attractively presented accommodation with on the ground floor the added benefit of a separate utility room and downstairs WC together with cellar which offers potential for home office, work room, snug or a number of other uses subject to purchasers requirements and any necessary building regulations.

Externally the property is a mix of brick and block which is rendered with coloured end reliefs and has a clay pantile roof. To the rear is a shared courtyard and the property will come with the benefit of an outbuilding for storage.

The offering of No.1, Three Horseshoes presents an excellent opportunity for the first time buyer or investor looking for a property in a serviced and convenient sought after North Yorkshire Village location.

Northallerton Estate Agency are also marketing No. 2, Three The Horseshoes and could be purchased together with No.1 as an investment opportunity.

## ACCOMMODATION

In to a communal entrance that serves Nos 1 & 2, through the original folding pub doors under covered porch.

In onto flagged inner area with coloured windows to the front turning right up step and through hardwood door into:

### **Entrance Hall**

**3.22m x 0.91m (10'7" x 3")**

With inset ceiling light spots. Exposed woodwork to walls and ceiling. Brick built archway to side gives access to:

### **Kitchen**

**2.30m x 3.42m (7'7" x 11'3") max**

With a tiled floor. Inset ceiling light spots. Fitted beech fronted range of base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and point for electric cooker. Space and recess for fridge freezer. Radiator. Beamed ceiling. Tiled splashbacks.

Off the Entrance Hall into:

### **Living Room**

**3.98m x 6.52m (13'1 x 21'5") max**

With a feature chimney breast having brick base tiled hearth with hearth mounted grate. Brick backplate with exposed and rendered wood over. Brick built, hardwood topped plinth to side suitable for TV and with TV point to rear. Windows to two sides. Bay window to the front. Exposed wood on the walls and a beamed ceiling. Two centre ceiling light points. Two double radiators. Two TV points. Satellite point. BT Open reach TV point.

### **Internal Recess**

**0.98m x 0.98m (3'3" x 3'3")**

Gives access to:

### **Inner Hallway**

**4.54m x 1.67m (14'11" x 5'6")**

With two ceiling light points. Double radiator. Door to shelved storage cupboard 4'7" x 3'11" with original shelving and ceiling light point. Door to cellar. Stairs to first floor. Second set of stairs and rear door to downstairs WC and Utility. Step up to rear door. Steps down to:

### **Cellar**

#### **Room 1**

**2.86m x 2.20m (9'5" x 7'3")**

Radiator. Ceiling light point. Door to rear to a shelved storage cupboard 6'8" x 5'4". Further steps down to:

#### **Main Cellar Area**

**4.03m x 2.64m (13'3" x 8'8")**

Wall light points. Double radiator. Twin doors out to one end. Suitable for a host of uses including home office/games room/wine store.

#### **Utility Area**

**0.96m x 0.71m (3'2" x 2'4")**

Plumbing for washer.

#### **Downstairs WC.**

**1.08m x 1.95m (3'7" x 6'5")**

Tiled floor. WC. Wall mounted wash basin with tiled splashback. Flush mounted ceiling light points. Primeline extractor fan.

**Stairs to First Floor** have an exposed balustrade leading up to:

### **Half Landing**

Gives access to:

### **Bathroom**

**2.46m x 1.95m (8'1" x 6'5")**

Tiled floor. White suite comprising panelled bath, fully tiled around with a thermostatically controlled bar shower. Matching pedestal wash basin and WC. Tiled splashback. Shaving mirror. Inset ceiling light spots. Double radiator. Wall mounted extractor.

Up to:

### **Main Landing**

Ceiling light point.

### **Bedroom No. 1**

**5.33m x 3.07m (17'6" x 10'1") max**

Two ceiling light points. Radiator. Boiler cupboard with an Alpha HE 33 mains gas fired combination condensing boiler.

### **Bedroom No. 2**

**4.08m x 3.12m (13'5" x 10'3")**

With ornamental cast fire surround and inset grate. Ceiling light point. Radiator. TV point.

### **Bedroom No. 3**

**5.38m x 2.84m (17'8" x 9'4") max into chimney breast recesses with display plinth.**

Two ceiling light points. Double radiator. TV point. Beamed ceiling. Attic access.

## **OUTSIDE**

There is shared yard to the rear and the property will come with the benefit of an outbuilding to be determined and confirmed.

## **GENERAL REMARKS & STIPULATIONS**

### **VIEWING:**

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

### **TENURE:**

Freehold with Vacant Possession upon Completion.

### **SERVICES:**

Mains Water, Electricity, Gas & Drainage

### **LOCAL AUTHORITY:**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

### **COUNCIL TAX BAND:**

We are verbally informed by Hambleton District Council that the Council Tax Band is **C**. The current annual charge is **£1456.10**.





#### COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

N252 Printed by Ravensworth 01670 71330