

S.4578

**COWLEY COTTAGE
LEAD LANE, BROMPTON
NORTHALLERTON DL6 2TZ**



A Well Laid Out and Spacious, Attractively Presented Three-Bedroomed Detached Country Cottage in a Quiet Elevated Position Within Walking Distance of Brompton Village Centre

- Wooden Sealed Unit Double Glazing
- Gas Fired Central Heating
- Gardens to Two Sides
- Detached Double Garage and Workshop
- Scope for Updating, Modernisation and Extension

OFFERS IN THE REGION OF £225,000
OFFERED CHAIN FREE AND AVAILABLE FOR EARLY COMPLETION. EARLY EXPRESSIONS OF INTEREST RECOMMENDED

Cowley Cottage, Lead Lane, Brompton, Northallerton DL6 2TZ

SITUATION

Northallerton	1½ miles	Thirsk	7 ½ miles
Darlington	16 miles	A.19	7 miles
Ripon	16 miles	Richmond	15 miles
Bedale	9 miles	Teesside	16 miles
A.1	8 miles	York	30 miles

(All distances are approximate)

Cowley Cottage, 13 Lead Lane, Brompton is pleasantly situated in an elevated position within walking distance of the centre of this very popular and much sought after rural residential village of Brompton and within easy reach of Northallerton, the County Town of North Yorkshire.

The property enjoys a quiet position, set back from the minor road known as Lead Lane, which joins the A684 to Northallerton to the A19. The property is of a unique character and enjoys a particularly attractive position, which retains a high degree of privacy and a well laid-out generous plot.

The property lies within convenient and easy commuting distance of Northallerton, Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The village of Brompton enjoys a good range of local amenities, extending to a renowned primary school, public house, shop and churches, together with locally renowned restaurant.

The local market town of Northallerton is within a mile and a half of the property and offers a full and comprehensive range of educational, recreational and medical facilities together with good range of high street shopping and twice-weekly markets. There is a Leisure Centre within walking distance of the property.

The property is ideally placed for commuting with an East Coast main line train station at Northallerton 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.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

International Airports can be found at Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area of North Yorkshire lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally, the property is within an hour of the Coast at Scarborough, Whitby and Redcar, which offers further opportunities of varied and interesting leisure activities. In and around the village of Brompton there is additionally good walking, fishing, cycling and riding to be enjoyed.

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 Friarage Hospital is located approximately ½ miles away at Northallerton and is a renowned Hospital.

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. There is a local renowned Primary School in Brompton and several other primary schools in Northallerton. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

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

Cowley Cottage comprises a unique country cottage, brick built with a clay pantile roof. It has been well maintained by the present owners but has tremendous scope for updating and modernisation. It has tremendous scope for extension subject to purchaser's requirements and the necessary planning permissions. It has original sash windows and inset double glazed units and gas-fired central heating. It stands on a nice sized well delineated plot with nice cottage gardens to either side. It has a driveway into the property onto concrete hardstanding for two vehicles and giving access to a detached double garage and workshop, with an additional timber framed car store.

From the front it is arranged behind post and picket fence with chippings rear border with inset shrubs. There is a part hedged boundary. To the far side is a lawned garden area with pathway around and hedged boundaries providing a nice degree of privacy. To the rear there is a concrete pathway that goes all the way around the back whilst to the other side there is a lawned area with a shed adjacent to which is the concrete sectioned garage. To the front of that lawned area is a good-sized chippings area with a bog garden, seating areas etc. There is an outside tap.

ACCOMMODATION

In under covered porch through hardwood front door into:

Sitting Room
3.68m x 5.33m (12'1" x 17'6") max into square bay

Central chimney breast with hardwood mantle shelf, quarry tiled hearth, brick surround and backplate; has previously been an open fire but is presently ornamental. Fitted picture rail. Centre ceiling light point. Two radiators. Multi paned door through to Kitchen. TV and telephone point. Multi paned door through to Hallway. Archway to:

Recessed Dining Area
3.66m x 1.85m (12' x 6'1")

With a half T fall. Double radiator. Window to rear. Centre ceiling light point.

Dining Kitchen

4.77m x 2.59m (15'8" x 8'6")

With original central beam. Tiled effect floor. Two ceiling light points. Light oak kitchen comprising extensive and attractive range of base and wall cupboards. Work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap. Unit inset four ring Eurokera electric hob. Built in Select 20 by Diplomat double oven and grill. Tiled splashbacks. Space and plumbing for washer with unit matched door to front. Integral fridge. TV socket. Doors to Boiler Room and Sun Lounge.

Sun Lounge

2.71m x 2.89m (8'11" x 9'6")

Glazed to three sides on a brick base with wooden sealed units to three sides. French door out to patio and gardens. Clear glazed ceiling. Fitted ceiling blinds. Power points.

From the Kitchen door to:

Boiler Room

2.00m x 1.52m (6'7" x 5')

With door out. Exposed brick walls. Tiled floor. Wall mounted British Gas C1 combination gas fired central heating boiler. Ceiling light point. Clear corrugated ceiling. Glazing to two sides. Adjacent coal store. Space for additional appliance.

From the Sitting Room multi paned door through to:

Inner Hallway

3.68m x 1.34m (12'1" x 4'5")

Radiator. Ceiling light point.

Front Bedroom 2

3.30m x 3.68m (10'10" x 12'1") max into fitted wardrobes with shelving.

Cupboard storage over bed space. Radiator. Ceiling light point. TV point. Bay window. Telephone point.

Rear Bedroom 1

3.57m x 3.66m (11'9" x 12')

With windows to two sides providing natural light. Fitted bedroom furniture comprising two double wardrobes with hanging and storage and one single wardrobe. Original beam. Double radiator. Light point.

Archway to:

Inner Hallway

2.71m x 0.88m (8'11" x 2'11")

Attic access. Light point.

Bedroom 3

3.01m x 2.61m (9'11" x 8'7")

Plus T fall recess 2.46m x 1.11m (8'1" x 3'8"). Built in double wardrobe. Adjacent dressing table, mirror backed with dressing light over.

Office

1.59m x 2.05m (5'3" x 6'9")

With ceiling light point. Fitted desks to three sides.

Bath/Shower Room

1.93m x 2.61m (6'4" x 8'7")

Fully tiled shower cubicles with curved sliding doors. Wall mounted Mira Advance electric shower. White suite comprising pine panelled bath with mixer tap and shower attachment over. Matching pedestal wash basin and WC. Half tiled walls around wash basin and bath. Light point. Greenwood Airvac extractor fan. Mirror fronted bathroom cabinet.

OUTSIDE

Driveway give access to the:

Garage

5.1m x 5.69m (18'5" x 18'8")

Concrete sectioned. Concrete floor. Partly shelved. Light and power. Steel construction with internal concrete panels. Inspection pit. Light and power. Recessed storage 1.39m x 1.93m (4'7" x 6'4") with light. Archway which opens into shed area 2.71m x 1.85m (8'11" x 6'1").

Covered Car Store

2.54m x 4.21m (8'4" x 13'10")

On earth floor with profiled roof and walls on metal frame.

Gardens

From the front it is arranged behind post and picket fence with chippings rear border with inset shrubs. There is a part hedged boundary. To the far side is a lawned garden area with pathway around and hedged boundaries providing a nice degree of privacy. To the rear there is a concrete pathway that goes all the way around the back whilst to the other side there is a lawned area with a shed adjacent to which is the concrete sectioned garage. To the front of that lawned area is a good-sized chippings area with a bog garden, seating areas and mature apple trees.. There is an outside tap.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through the agents, Northallerton Estate Agency – tel. no. 01609 771959.

SERVICES

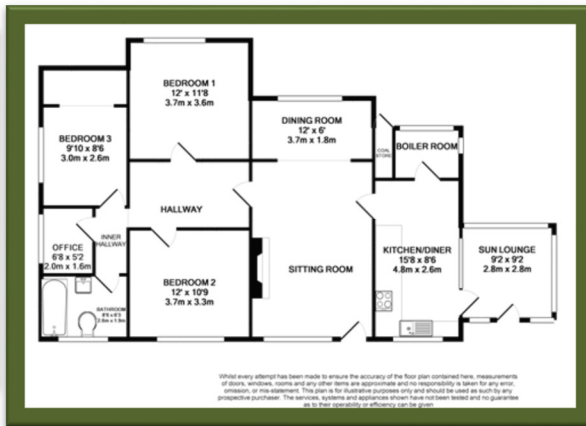
Mains water, electricity, gas and drainage.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU – tel. no. 01609 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band **D**. The current annual charge is **£1638.12**.



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.