

S.4631

Northallerton
Estate
Agency 

BROMPTON LODGE

OFF DE FERRERS ROAD, BROMPTON, NORTHALLERTON DL6 2QF



A Substantial, Well Presented, Well Laid Out & Spacious 4-Double Bedroomed Detached Former Farmhouse with Attached Traditional Outbuildings and Standing in Substantial Grounds, Gardens & Hardstanding with Scope for Extension & Development Subject to Purchasers Requirements

**Attractive Semi Rural Location
Centrally Situated in Substantial Plot
UPVC Sealed Unit Double Glazing
Gas Fired Central Heating**

**Walking Distance of Town & Village Amenities
Excellent Town & Village Amenities
Scope for Numerous Residential Layouts
Potential for Annex or Separate Dwelling Subject to PP**

Offers in the Region of £450,000

BROMPTON LODGE, BROMPTON, NORTHALLERTON DL6 2QF

SITUATION

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

(All distances are approximate)

Brompton Lodge is very pleasantly situated on the edge of the very popular and much sought after semi rural residential village of Brompton which is situated north of the thriving and popular market town of Northallerton, the County Town of North Yorkshire

The property enjoys a substantial plot in a private position nicely set back from the minor road that runs through Brompton with views over the adjacent rugby pitch, open countryside and over to Pen Hill and is within walking distance of Brompton and Northallerton centres. The property occupies a substantial plot with gardens to three sides and within convenient and easy commuting distance of Northallerton, Bedale, A.1 and A.19 trunk roads, Teesside, Tyneside, York and Darlington.

The village of Brompton enjoys a good range of local amenities extending to Primary School, Public Houses, Shops and Churches together with locally renowned Restaurant. The local market town of Northallerton is within 2 miles of the property and offers a full and comprehensive range of educational, recreational and medical facilities together with good range of shopping.

The village 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.

AMENITIES

Hospitals – the Friarage Hospital is located approximately two miles away at Northallerton and is a renowned Hospital.

Schools – the area is well served by good state and independent schools. Primary schools at Brompton, Northallerton and surrounding villages. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

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.

The property is within an hour of the coast at Whitby, Scarborough, Redcar and Saltburn and lies between the North Yorkshire Moors and Dales.

DESCRIPTION

The property comprises a substantial 4-double bedroomed detached former farmhouse residence which has under the present ownership utilised some of the available adjacent outbuildings to enhance and enlarge the accommodation to provide a well laid out and spacious family house which is capable of various residential layouts. The property still enjoys the benefit of a good range of attached former agricultural buildings which are at present utilised for storage and workshops but could subject to purchasers requirements and the necessary Planning permissions provide for further enlargement and enhancement of the accommodation. They could also be utilised to provide annexed accommodation to the main house or potentially provide for a separate residential unit subject to then necessary PP's. The property stands on a substantial plot with very large areas of hardstanding suitable for numerous vehicles and again offering potential away from the property for a further residential unit subject to PP's. The property at present has UPVC sealed unit double glazed and has gas fired central heating with a recently installed British Gas Baxi boiler.

Internally the property is well laid out and spacious with a particular feature being the living kitchen which enjoys views out to two sides. On the ground floor there are two reception rooms, one of which is presently used as a studio but could offer scope for a ground floor bedroom for a dependent relative etc. and quality fitted shower room. On the first floor there are four double bedrooms together with family bathroom. The property enjoys tremendous views out especially from the first floor and has tremendous scope and potential which must be viewed to be appreciated.

The property is approached through gated access onto a substantial area of chippings hardstanding which has a post and plank fence around and could potentially offer scope for a development of a separate residential unit or bungalow subject to purchasers' requirements and the necessary planning permissions. At present it provides access down to the front of the outbuildings and the rear of the property. Off the hardstanding the property is accessed to the front where it enjoys a substantial flagged patio and sun terrace area with a nice mix of chippings, recessed areas, water feature and two ponds, one being a wild life pond and the other being a fish pond together with barbecue, all of which are complemented by mature shrub borders providing a nice degree of privacy to the seating area which is hedged back.

From the patios proceed onto the main garden which extends then around to the side and rear of the house with chippings walkway, a central pergola with chippings and flagged bases and a substantial lawned gardens running to two sides with space and base for shed and two greenhouses which are in situ, an established vegetable garden area together with numerous inset shrubberies, hedged boundaries and fruit trees. To the rear of the outbuildings there is a rear storage area which is part flagged and part chipped which is presently used as storage.

ACCOMMODATION

Access is taken off the flagged seating and patio area up step which is flagged and through UPVC sealed unit double glazed front door with leaded and etched glass panels into:

Entrance Vestibule
1.69m x 1.39m (5'7" x 4'7")

With a tiled floor, part exposed wood walls and a useful display shelf. Clear glazing to two sides giving views into the kitchen. Door with upper glazed panel into:

Living Kitchen

5.15m x 6.62m (16'11" x 21'9")

Enjoying a mainly carpeted area to the centre with tiled area around work surfaces. Superb fully fitted light oak fitted kitchen to two sides comprising an extensive range of base and wall cupboards and drawers topped with granite effect work surfaces with inset single drainer, single bowl composite sink unit with mixer tap over. Unit inset four ring gas hob with Phillips Whirlpool electric fan assisted oven beneath. Unit matched extractor hood. Space and plumbing for dishwasher. Attractive tiled splashbacks. Two centre ceiling light points. Two double radiators. Windows to two sides providing for a high degree of natural light. Useful spots over sink unit. Inset ceiling light spots along one side of kitchen. Glass fronted unit matched shelve display cabinet with internal lighting. Unit matched laundry cupboard with space and plumbing for washer. Integrated fridge. Recently fitted British Gas fitted Baxi combination gas fired central heating boiler – condensing combi. To the rear of the kitchen is stained and polished solid pine door into:

Pantry

2.05m x 1.83m (6'9" x 6')

Useful range of light oak base cupboards topped with a granite effect work surface with space beneath for fridge. A tiled floor. Ceiling light point. Oak shelving. Opaque glazed window to rear providing natural light.

Off the kitchen through the stained and polished pine panelled door is:

Sitting Room/Studio/Potential Bedroom

4.57m x 3.91m (15' x 12'10")

Presently utilised as Studio. Wood laminate floor. Mini coved ceiling and centre ceiling light point. UPVC sealed unit sliding patio doors out to patio and gardens. Double radiator. Nice light and airy room.

Living Room

4.62m x 4.49m (15'2" x 14'9")

Enjoying the benefit of chimney breast with feature fireplace comprising stained and polished pine surround mantel shelf and over mantel mirror with an inset cast fireplace having attractive tiled reliefs, cast hood. Electric fire. Double radiator. Single radiator. Centre ceiling light point. TV point. Stained and polished dado rail. Window to side looking out onto garden. Internal door gives access to understairs store cupboard with light point, BT Openreach point and hanging hooks.

Off the rear of the Kitchen to:

Inner Hallway

3.47m x 1.93m (11'5" x 6'4")

With centre ceiling light point. Stairs to first floor. Radiator. Useful understairs store cupboard. Hardwood door to rear with upper coloured and leaded glass panel gives access into:

Rear Passageway

With tiled floor. UPVC sealed unit windows to one side with French door out to patio and garden at one end. UPVC panelled ceiling. Light point. Power points. Access to former Byre.

Rear Hall with sliding door into:

Downstairs Shower Room

1.59m x 2.03m (5'3" x 6'8")

With outsized shower tray. Fully tiled around with wall mounted Aqualiser Vitalise SLX electric shower. Unit inset wash basin with

cupboard storage beneath with adjacent concealed cistern low level WC. Fully tiled walls. UPVC shower panel ceiling. Flush mounted light point. Heated towel rail. Extractor. Touch sensitive illuminated mirror.

Off Rear Hallway are:

Stairs to First Floor with wall mounted painted balustrade and up with full turn past window onto:

T Shaped Landing

0.89m x 3.20m (2'11" x 10'6")

Giving access to:

Bedroom No. 1

3.52m x 4.62m (11'7" x 15'2")

Centre ceiling light point. Radiator. Window with tremendous views over garden and adjacent countryside.

Bedroom No. 2

4.57m x 3.91m (15' x 12'10")

With centre ceiling light point. Overbed light pull. Double radiator. Views out across to rugby pitch.

Inner Hallway

3.17m x 0.89m (10'5" x 2'11")

With centre ceiling light point. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Door to:

Bathroom

2.08m x 2.10m (6'10" x 6'11")

With half tiled walls to three sides. White suite comprising panelled bath with mixer tap and shower attachment. Unit inset wash basin with twin drawers beneath and mixer tap. Duoflush WC. Shower panelled ceiling with centre ceiling light point. Opaque glazed window at rear. Heated towel rail.

Inner Hallway then opens up to:

Useful Sitting Area

3.07m x 2.28m (10'1" x 7'6")

Ceiling light point. Radiator. It gives access at the rear to further inner hallway with attic access and step down to:

Rear Landing

3.47m x 0.89m (11'5" x 2'11")

With exposed beam and light point. Gives access to:

Bedroom No. 3

3.45m x 4.57m (11'4" x 15')

Beamed ceiling. Ceiling light point. Radiator. Twin windows providing for an excellent degree of natural light and great views out over the adjacent rugby club and across attractive open countryside.

Bedroom No. 4

4.44m x 3.25m (14'7" x 10'8") plus recessed entrance

Picture window to side. Beamed ceiling. Double radiator.

COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is **E**. The current annual charge is **£2100.81**.

OUTBUILDINGS

Attached Former Byre 5.03m x 4.57m (16'6" x 15')

UPVC sealed unit double glazed panelled door out to aviary area. Concrete floor. Numerous light points. Fitted work bench. Light and power. Window to rear. Presently utilised as storage and workshop but offers tremendous potential together with the other outbuildings to provide for further residential accommodation or annexed accommodation.

Adjacent to former workshop is:

Former Byre 4.88m x 2.76m (16' x 9'1")

Benefit of concrete floor, light and power. Sliding door to front.

Byre 4.88m x 3.47m (16' x 11'5")

Concrete floor. Central drainage channel. Beamed ceiling. Corrugated roof. Light and power. UPVC sealed unit double glazed door to front.

Former Garage 4.59m x 7.82m (15'1" x 25'8")

Presently used as large store room. Twin doors to front. Concrete floor. Open to eaves. Clear window to rear. Light and power. Corner feed trough.

Gardens

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GENERAL REMARKS & STIPULATIONS

VIEWING

Through Northallerton Estate Agency – 01609 771959

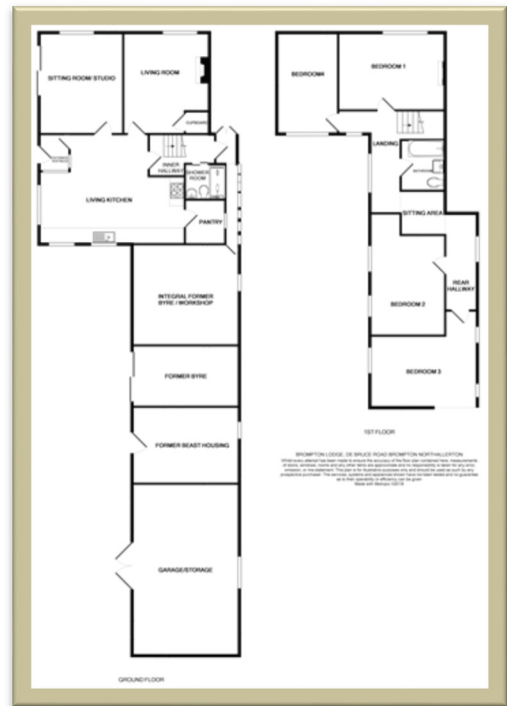
SERVICES

Mains Water, Electricity, Gas & Drainage.

LOCAL AUTHORITY

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





COMMITMENT

Northhallerton 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.

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