

S.4682

Northallerton
Estate
Agency 

36 MILL HILL CLOSE BROMPTON, NORTHALLERTON DL6 2QP



An Attractive & Very Conveniently Situated Smallholding Extending to some 10 Acres or Thereabouts in Much Sought After Semi Rural Position Close to Desirable Village with Substantial Detached 3-Bedroomed, 2 Bathroom, Dormer Bungalow Enjoying Landscaped Grounds & Gardens, Detached Range of General Purpose Agricultural, Equine/ Livestock Outbuildings with Panoramic Views over the Adjacent Countryside & 10 Acres of Pasture Land with Central Pond.

Substantial 3-Bed, Detached Bungalow Residence
Scope for Extension Subject to Requirements
Well Laid Out Grounds & Gardens & Paddock
Detached Range of Agricultural/Equine Buildings

10 Acres or Thereabouts of Pasture Land with Pond
Superb, Quiet Semi Rural Position
Conveniently Situated for Local & Major Centres
Great Views over Surrounding Countryside

Offers in the Region of £450,000

36 Mill Hill Close, Brompton, Northallerton DL6 2QP

SITUATION

Northallerton	1 mile	Bedale	8 miles
Darlington	14 miles	Thirsk	7 miles
Teesside	16 miles	Ripon	17 miles
Catterick	13 miles	A.1	8 miles
A.19	6 miles	York	30 miles
Richmond	13 miles	Yarm	14 miles

36 Mill Hill Close at Brompton is situated with access from Northallerton Road, Brompton and the A.684 (Stokesley Road). The property sits at the head of a small cul-de-sac with the land and buildings to the rear running down to the road with a good double gated access off the A.684 providing direct access to the land, buildings and the rear of the property.

The property sits in an area of particularly attractive countryside on the edge of the quiet yet very accessible village of Brompton with views out to the rear over attractive rolling countryside and across to the hills. The property is ideally situated on the edge of the picturesque, semi rural village which has a good range of local amenities and is within walking distance of Northallerton, and within easy reach of Darlington, Richmond, Bedale and surrounding centres of commerce.

The village is well placed in relation to the thriving market towns of Northallerton, Bedale, Richmond and Stokesley where a full and comprehensive range of educational, recreational and medical facilities can be found plus weekly markets and varied shopping.

The property is situated within easy and convenient walking distance of the village centre, the local Council Offices and the well-equipped Leisure Centre, and the village enjoys two Public Houses, Restaurant, Village shop, Church and Primary School.

AMENITIES

Communications - the A.1 and A.19 trunk roads are within easy reach and providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK.

Additionally in Northallerton the County Town of North Yorkshire there is a main line train station linking London to Edinburgh and providing a journey time of some 2 ½ hours to London.

Shooting & Fishing – the property is attractively placed 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.

Equine – The property is within the Hurworth Hunt country and within boxing distance of the Bedale, the West of Yore, the Cleveland and the Zetland and lies in an area with good quiet roads and a good pathway of bridle ways and footpaths.

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

Golf – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton and a good network of footpaths and cycle tracks.

Schools – the area is well served by good state and independent schools with local primary schools within walking distance of the property together with a number of renowned local primary schools within the Northallerton catchment area. Local comprehensive schools are to be

found at Northallerton, Thirsk, Bedale, Stokesley and Richmond whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton. The property is within an hour of the coast of Scarborough, Whitby and Redcar which offer further leisure activities.

DESCRIPTION

36 Mill Hill Close comprises:

Particularly well laid out, spacious and attractively presented 3 double bedroomed detached dormer bungalow residence (previously 4 bedrooms) situated on a generous plot on the edge of this semi rural village which represents a very accessible location and the property enjoys tremendous scope for further extension, subject to purchasers requirements and the necessary planning permissions, but does at the moment represent a very well laid out detached property.

The generous accommodation is complimented by gas fired central heating, UPVC sealed unit double glazing and the property is accessed from the front through brick pillars onto substantial area of block paving whilst to the rear the property enjoys double gated access off the A.684 giving direct access to the paddock land and outbuildings which also enjoy an access to the side of the bungalow.

The property is traditionally constructed of brick with clay tile roof with areas of external rendering. The property enjoys well laid out grounds and gardens which are situated to the side and rear of the property and comprise nicely elevated areas of lawn and shrubberies with tremendous views onto the adjacent paddock land. Within the rear garden there are attractive areas of block paving, stone patios with purpose built pergola over which has mains power and has a hot tub. The side and rear gardens offer a particularly attractive backdrop to the property enjoying well stocked mature shrubberies providing a riot of colour through the seasons.

Internally the property is well laid out and spacious and immaculately presented. It is accessed through front door into hardwood constructed garden room with windows to three sides and offering superb views onto the side garden, pergola and hot tub area and giving access to a good sized breakfast kitchen with a host of quality appliances. French doors lead into the hallway giving access to the large sitting room with archway to dining room together with patio doors out to conservatory. The ground floor is completed with a double bedroom and adjacent quality fitted shower room whilst to the first floor the property has two further double bedrooms and a quality fitted bathroom with Jacuzzi bath.

The property was previously four bed roomed and could be either returned to four bedrooms with a re-organisation of the sitting and dining rooms. There is additionally tremendous scope to extend further both to ground and first floor subject to purchasers requirements and the necessary planning permission.

The property is complimented by a nice range of outbuildings extending to enclosed stable yard with purpose built range of three stables plus useful tack room and feed store, a portal framed agricultural building situated on a concrete base, part open fronted and utilised at present for tractor storage and substantial workshop with to one end a summer house of wooden construction taking full advantage of the views out over the surrounding paddock land and across to the hills at Bullamoor. Further outbuildings include garden store, workshop and machinery store. The property is completed with a good flap of pasture land extending to some 10 acres or thereabouts presently in meadow grasses with a central pond.

The field has an access off the A.684 known as Stokesley Road with a tarmacadam pull off area and twin five bar gates giving access into the field and providing rear access to the building.

The offering of **36 Mill Hill Close** at Brompton presents an all too rare opportunity for the discerning purchaser looking for a convenient and well positioned smallholding which offers a substantial detached bungalow, a nice range of outbuildings with possible future potential and a nice well delineated block of land in a quiet, yet very convenient semi rural position. Early inspection is recommended to appreciate the property, its position and potential.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE SELLING AGENTS.

ACCOMMODATION

In through hardwood front door with central etched and gilded panel leading into:

Garden Room

3.73m x 2.79m (12'3" x 9'2")

Laid wood laminate floor. Hardwood construction with inset sealed unit double glazed full height panels. Solid tiled roof. Power. Double radiator. French doors out to the patio and gardens. Stable door with upper clear glass panels and central bullseye leads into:

Breakfast Kitchen

3.52m x 5.03m (11'7" x 16'6")

With granite effect floor. Substantial range of modern base and wall cupboards with matching work surface with inset 1 ½ bowl single drainer Franke sink unit with mixer tap. Unit inset four ring NEFF schott ceran hob with NEFF brushed steel and glass oven beneath. Matching brushed extractor. Tiled splashbacks. Space for fridge freezer. Built in unit matched breakfast bar. Two radiators. Inset ceiling light spots. Inset ceiling light spot track. Wall mounted British Gas RD542i gas fired central heating boiler. Internal leaded and coloured glass panelled french doors through to:

Hallway

3.10m x 2.25m (10'2" x 7'5") max into rear recess

Fitted plate rack. Ceiling light point. Built in mirror fronted cloaks cupboard.

Sitting Room

4.23m x 8.53m (13'11" x 28')

Glazed to two sides providing lots of natural light. Feature fireplace comprising mahogany surround mantel shelf and display shelf with a tiled hearth and an ornate tiled surround and backplate with an inset open grate. Picture light over. Corner fitted TV shelf with shelving beneath for Sky box, DVD player etc. Coved ceiling. Centre ceiling rose and light point. Additional picture light. Two double radiators. Corner bar area with parquay floor. Sliding double glazed patio doors out to the conservatory. Wrought iron and mahogany spiral staircase to first floor. Archway to dining room.

Conservatory

3.01m x 2.79m (9'11" x 9'2")

Glazed to three sides with a quality wood laminate floor. Thermalactic ceiling. Radiator. Full height french doors out to rear garden. Tremendous views over adjacent paddock land.

Dining Room

3.40m x 2.96m (11'2" x 9'9")

With UPVC sealed unit double glazed upper clear panel french door out to patio and gardens. Coved corniced ceiling. Centre ceiling rose and light point. Telephone point. Single radiator. Wall light point.

Bedroom No 2

3.32m x 3.30m (10'11" x 10'10")

With centre ceiling rose and light point. Wall mounted covings and wall light. Double radiator. TV point. Two built in double wardrobes with full height sliding mirrored doors. Large picture window to front elevation.

Shower Room

2.49m x 1.93m (8'2" x 6'4")

Quality wood laminate floor. Low level double sized shower tray with fitted shower screens to two sides. Mains Aqualiser electric power shower. Inset light spot. Fully tiled walls. Matching concealed cistern duoflush WC. Wall mounted wash basin with mixer tap over and built in storage beneath. Wall mounted extractor. Full height wall mounted heated towel rail.

Spiral Staircase from Sitting Room leads up to:

First Floor Landing

3.05m x 1.49m (10' x 4'11") overall

With two ceiling light points. Door to good sized under eaves store cupboard 6'3" x 6'6", part shelved with light point.

Bedroom No 1

4.27m x 3.62m (14' x 11'11") max into double wardrobe

Centre ceiling light point and double radiator. Window to end having tremendous views out over gardens, stabling and paddock land.

L Shaped Bedroom No. 3

4.93m x 3.32m (16'2" x 10'11")

Centre ceiling light point. Dual aspect windows. Radiator. Door to useful wardrobe and store cupboard 4' x 6'6" max. with light point.

Bathroom

2.94m x 1.79m (9'8" x 5'11")

Fully tiled walls with a suite comprising Jacuzzi Whirlpool bath with shower to end. Sliding shower screen. Mains shower. WC. Unit inset wash basin with storage beneath. Mirror backed with lighting. Wall mounted chrome heated towel rail. Coved ceiling. Recessed display niches. Quality wood laminate floor.

OUTSIDE

In through twin brick pillars, stone topped through an ornate wrought iron gate onto block paved front drive for several vehicles which has a gated access to the side giving access to the stables and workshop. The front of the property has stone topped low level brick wall topped with post and plank fencing which is covered in attractive climbing shrubs. There is a continuation of the block paving around to the side of the property. Gardens to two sides which are nicely elevated behind attractive stone topped brick walls. There is a nice area of lawn with extensive shrubberies within and tremendous views onto the adjacent paddock land, stabling etc. The property offers a high degree of privacy having a wall to the southern boundary. The access to the stabling etc. through the gate is on to a flagged area which then opens out onto further block paving running down to the stables and workshop. The rear gardens private a particularly nice backdrop to the property and to the northern side there is a natural laid stone flagged substantial patio with purpose built pergola over. This patio has power and a presently has a hot tub.

The property opens out to the rear to:

Range of Outbuildings comprising:

Summer House

3.45m x 4.21m (11'4" x 13'10")

Wooden construction. Wood laminate floor. Thermalactic ceiling. Full height glazed windows to the front with views out over the land.

Flagged pathway runs along to the Summer House along the back of:

Portal Framed Agricultural Building

14.63m x 4.42m (48' x 14'6")

On a concrete base. One part being open fronted, presently used as tractor store. Double doors to the front overlooking the fields and pedestrian door to the side. Internal wrought iron gate divider which would provide for two additional stables subject to requirements. Light, power and water. Useful rylock and post and rail fenced turnout paddock to side with gated access from the stable yard.

Stable Yard

On a concrete base, has a five bar gate into turnout paddock, five bar gate into the pasture land, pedestrian gate from the garden. It comprises three stables plus:

Useful Tack Room / Feed Store

10.97m x 2.94m (36' x 9'8")

With stable doors to front. Light and water.

To the rear of the stables is block paved hardstanding suitable for caravan, horse box etc.

Garden Store

2.30m x 3.66m (7'7" x 12')

Block paved floor. Thermalactic ceiling. Glazed to two sides. French door.

Adjacent Workshop

5.51m x 2.08m (18'1" x 6'10")

Constructed from former storage container. Internally chipboard clad. Light and power. Electric heater. Offers very secure storage.

Adjacent Lean To Wood & Machinery Store

5.84m x 3.52m (19'2" x 11'7")

On an earth floor with pole barn construction with a corrugated roof.

Good access off Stokesley Road with pull in which gives access to land and can give access up to the house from the rear. It comes onto a tarmacadam entrance then leads in through twin five bar gates onto beginning of a tarmacadam driveway which then goes onto a chippings driveway going through the land.

The Land (see plan attached)

The land is pasture with a central pond, all laid to wild meadow and has a good crop on it. It extends to 10 acres or thereabouts and is accessed directly off the A.684 (Stokesley Road) into pull off area and through twin five bar gates.

GENERAL REMARKS & STIPULATIONS

Viewing – Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

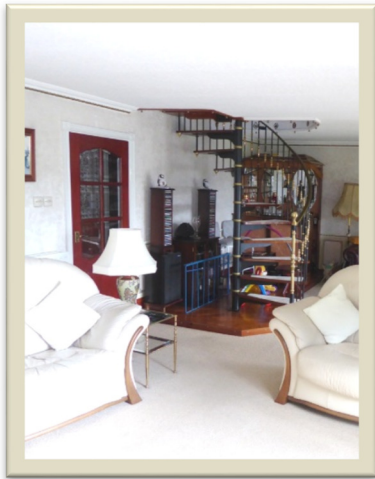
Services – Mains Water, Electricity, Gas & Drainage.

Tenure - Freehold with Vacant Possession upon completion.

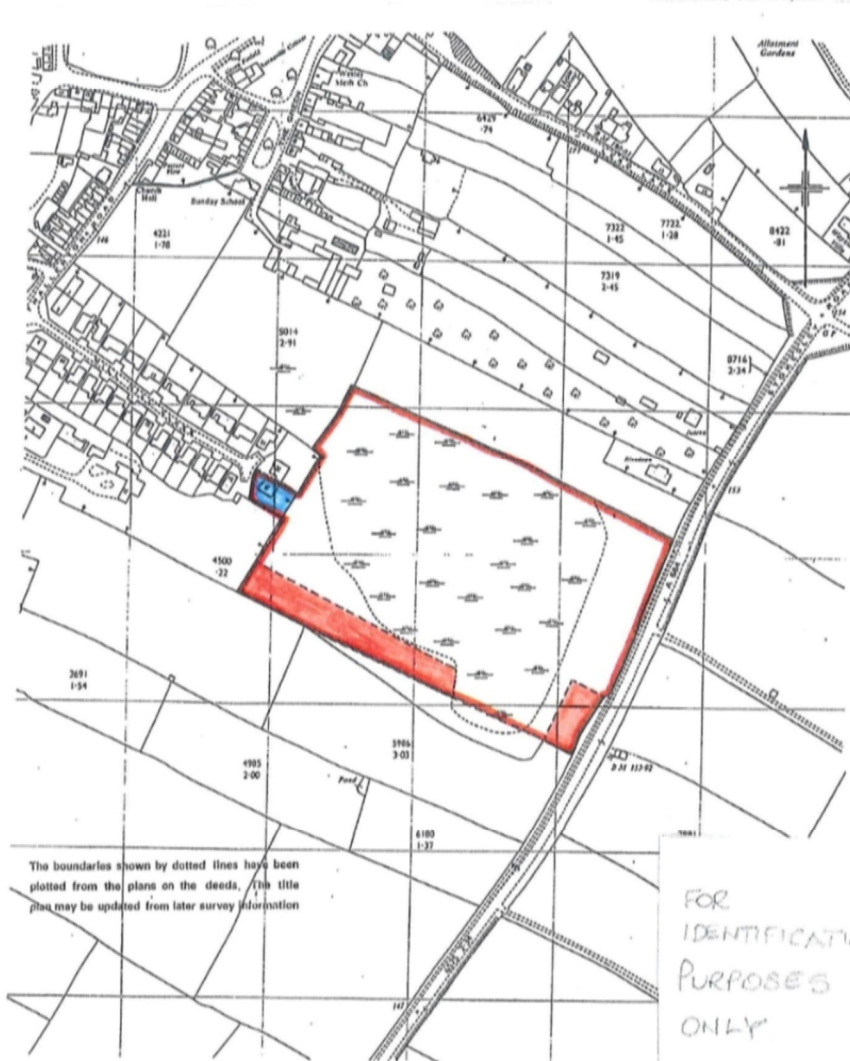
Local Authority - Hambleton District Council, Civic Centre, Stone Cross, Northallerton – Tel: (01609) 779977

Council Tax Band - The council tax band for the property is F. The current annual charge is £2482.77.

Plan – a plan has been attached for identification purposes only. Mineral rights are reserved (shown coloured pink).



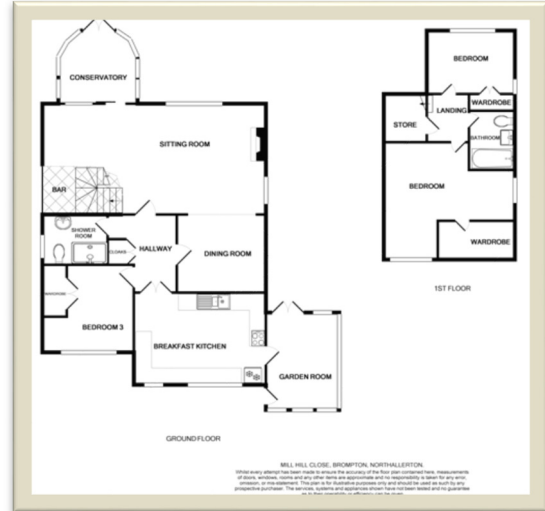
36 MILL HILL CLOSE, BROMPTON



The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information

FOR IDENTIFICATION PURPOSES ONLY





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.