

S.4694

**IVY COTTAGE**  
**BROMPTON, NORTHALLERTON DL6 2PF**



**An Attractive & Conveniently Situated 4-Bedroomed Semi Detached Family House with Good Range of Equine Facilities in Sought After Rural Position with Detached Former Agricultural Building Presently Used for Stabling together Well Laid Out Landscaped Gardens & Patios Plus Paddock Extending to 1.2 Acres or Thereabouts with All Weather Menage**

Attractive Well Laid Out & Spacious 4-Bed House  
Detached Agricultural Building with Scope for Conversion  
Well Laid Out Grounds & Gardens  
Paddock Extending to 1.2 Acres with All Weather Menage

Superb Rural Position  
Conveniently Situated for Major Centres of Commerce and Northallerton Town Centre  
Close to Bridleways and Quiet Country Lanes

**Offers in the Region of: £465,000**

# Ivy Cottage, Brompton, Northallerton DL6 2PF

## 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)

## DESCRIPTION

**Ivy Cottage, Brompton** is superbly situated on the outskirts of the popular and 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 an idyllic location standing in a superb position enjoying panoramic views out to the rear over the adjacent attractive surrounding countryside. The area is close to and within easy access of 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 approximately two miles 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 these too are 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 2½ 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 two miles 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. Locally renowned village Primary School at Brompton together with a number of Primary Schools in and around the surrounding villages and Northallerton itself. Comprehensive schools at Northallerton, 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.

**Hunting** - the property lies in the Hurworth Hunt country and is within convenient boxing distance of the Bedale, West of Yore, Bilsdale, Cleveland and other renowned packs. The property sits in an area of quality equine facilities with a number of competition venues within 20 miles of the property.

**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

**Ivy Cottage** comprises a brick built with pantile roof 4-bedroomed tastefully extended family house converted from former agricultural building which have under the present ownership been enhanced, enlarged and improved and enjoy the benefit of well laid out landscaped grounds and gardens, extensive hardstanding and a detached brick built with corrugated roof former agricultural building presently utilised as stabling and storage but with tremendous potential for annexed accommodation or workshop subject to purchasers requirements and any necessary planning permission. The property is completed with a well maintained paddock having the benefit of a full sized all weather menage with floodlighting.

The property is approached through front five bar gate with matching pedestrian access onto tarmac driveway leading onto concrete driveway up to the stabling and providing extensive hardstanding for any number of vehicles, caravans, horse boxes etc. The front garden has two areas of walled garden with cottage borders and a central lawned garden area to one side with chippings and seating area to the other nicely arranged behind a

hedged boundary. Adjacent to the driveway on entering the property is a raised patio with fruit trees and this drive proceeds past the house with to the right hand side the good sized rear garden which commences with an indian stone flagged patio adjacent to the rear of the property with steps up and half stone circle opening out then via a low level ornamental lawn on to the main rear garden. This is a substantial area of lawn with numerous inset shrubberies, shrub borders and extends to the rear where there is an attractive natural stone patio taking advantage of the afternoon and evening sunshine. Adjacent to this rear patio at present is a stable, the base of which could provide for garden room subject to purchasers requirements. Proceeding past stabling there is access to the rear through five bar gate to useful turnout paddock where additional stables have been constructed and there is access then into the main paddock, with an all weather menage to the rear of the paddock. At present there is a quality horse walker which may be taken over by separate negotiation.

The offering of Ivy Cottage presents a great opportunity to acquire a well positioned family house with land which at present is ideally set up for equine enterprise but could subject to purchasers requirements provide for a host of alternative agricultural / horticultural uses. Early inspection recommended.

## **ACCOMMODATION**

Coming in off rear patio, come in under covered entrance with inset lighting, up step through hardwood stable door with upper etched and leaded glass central panel into:

### **Entrance Hallway** **0.91m x 2.38m (3' x 7'10'')**

Stairs to first floor. Centre ceiling light point. Double radiator. Attractive quarry tiled floor. Door to understairs cloaks cupboard. Door to side gives access to:

### **Downstairs WC /Utility** **2.69m x 0.93m (8'10" x 3'1'')**

Low level WC. Wall mounted wash basin with tiled splashback. Centre ceiling spotlight. Recessed utility area with space and plumbing for washing machine. Shelf over for dryer or additional washing machine. Wood laminate floor.

Door from the Entrance Hall leads into:

### **Sitting Room** **6.32m x 4.008m (20'9" x 13'5'')**

With wood laminate floor. Inset ceiling light spots. Two double radiators. Coved and painted dado rail. TV and satellite points. French door out onto driveway and across to orchard area.

### **Living Kitchen** **6.65m x 4.23m (21'10" x 13'11'') narrowing to 2.94 (9'8'')**

Very nicely delineated with central breakfast bar. Sitting area has ceiling light point, two wall light points. Double radiator. TV point. Full height picture window looking out over front elevation. Kitchen area has an attractive range of cream base and wall cupboards with wrought iron door furniture and wood effect work surfaces and breakfast bar. Painted panelled splashbacks. Built in Kenwood dishwasher with unit matched door to front.

Space and point for Rangemaster cooker with New World extractor over. Integral fridge with unit matched door. Inset ceiling light spots. Unit inset 1 ½ bowl stainless steel sink unit with mixer tap. Archway through to:

### **Garden Room** **3.01m x 3.55m (9'11" x 11'8'')**

With a continuation of the wood laminate flooring. Wooden UPVC sealed unit double glazed to two sides. Two inset ceiling velux roof lights. Inset ceiling light spots. Wall mounted uplighter. Double radiator. French doors out to rear patio and gardens.

**Stairs to First Floor** with painted balustrade and spindles leading up to landing. With velux roof light over stairwell.

### **First Floor Landing** **1.57m x 1.06m (5'2" x 3'6'') Inner landing 3.76m x 0.88m (12'4" x 2'11'')**

Ceiling light point.

### **Bedroom No. 3** **4.08m x 2.61m (13'5" x 8'7'')**

Laid wood laminate floor. Picture window. Inset velux roof light. Inset ceiling light spots.

### **Bedroom No. 4** **3.12m x 2.61m (10'3" x 8'7'')**

With velux roof light. Centre ceiling light spots. Radiator.

### **T Fall Bedroom No. 2** **4.21m x 3.10m (13'10" x 10'2'') max**

Inset Velux roof light. Ceiling light point. Radiator.

### **Master Bedroom** **4.39m x 3.66m (14'5" x 12') max overall**

With centre ceiling light point. TV point. Fitted bedroom furniture comprising triple corner robe plus matching shelved cupboard to end. Radiator.

### **Bath / Shower Room** **2.79m x 2.13m (9'2" x 7'')**

Wood laminate floor. Fully tiled walls. Suite comprising walk in shower with fitted shower screen. Hansgrohe thermostatically controlled mains bar shower with extractor and light over. Tiled bath with Hansgrohe mixer tap and separate shower attachment. Concealed cistern duoflush WC. Wash basin with mixer tap. Inset ceiling light spots. Recessed mirror fronted glass shelved bathroom cabinet. Under eaves oak display shelf. Velux roof light.

## **OUTSIDE**

The property is approached through front five bar gate with matching pedestrian access onto tarmacadam driveway leading onto concrete driveway up to the stabling and providing extensive hardstanding for any number of vehicles, caravans,

horse boxes etc. The front garden has two areas of walled garden with cottage borders and a central lawned garden area to one side with chippings and seating area to the other nicely arranged behind a hedged boundary. Adjacent to the driveway on entering the property is a raised patio with fruit trees and this drive proceeds past the house with to the right hand side the good sized rear garden which commences with an indian stone flagged patio adjacent to the rear of the property with steps up and half stone circle opening out then via a low level ornamental lawn on to the main rear garden. This is a substantial area of lawn with numerous inset shrubberies, shrub borderst and extends to the rear where there is an attractive natural stone patio taking advantage of the afternoon and evening sunshine.

**Adjacent Stable**

**3.78m x 3.66m (12'5" x 12')**

With internal wooden kicking boards. Light. Corrugated ceiling.

**Former Agricultural Outbuilding**

**10.84m x 6.70m (35'6" x 22' )**

Brick built with corrugated roof. Currently laid out with two internal boxes together with good sized open plan washing and storage area. Concrete base. Internal tack and store room. Twin doors to one end. There is an area delineated off for freezer and utility room / store with light, water and power. Pedestrian access is given off the driveway.

Off the rear of the driveway is a continuation of the concrete. There is a rear five bar gate which gives access to a small turnout paddock and then onward to the main paddocks. At present there is horse walker (available by separate negotiation). Adjacent to the horse walker is:

**Pair of Stables**

**6.40m x 3.66m (21' x 12') approx**

Wooden construction. Light and power with water adjacent.

**Paddock**

Laid to pasture with post and rail fencing and water is laid on. To the far end is an all weather menage on a sand and tyre base which has lighting.

**GENERAL REMARKS & STIPULATIONS**

**VIEWING:**

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

**TENURE:**

Freehold With vacant possession upon completion.

**SERVICES:**

Mains Water, Electricity, Gas & Drainage.

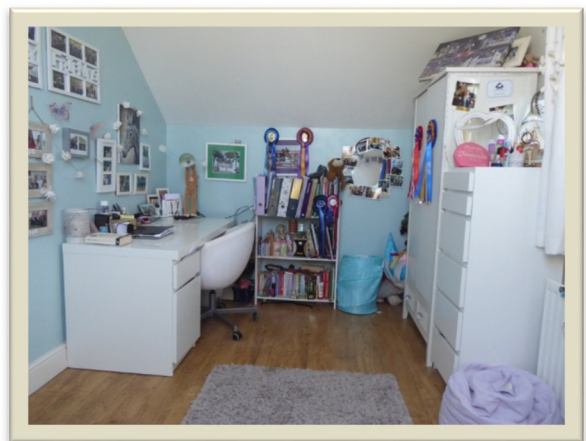
**LOCAL AUTHORITY:**

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

**COUNCIL TAX BAND:**

The council tax band is **E**. The current annual charge is **£2127.58**.







#### COMMITMENT

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- 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.
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- 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.
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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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