



**BLACKSMITHS COTTAGE COCKPIT HILL,  
BROMPTON**  
**£160,000**



**Northallerton**  
Estate Agency





# Cockpit Hill

Brompton, DL6 2RQ

Blacksmiths cottage is a stunning 2 bedroom cottage in the sought after village of Brompton with good links to A19 and A1, walking distance to Northallerton Market Town and good school catchment area. This property must be seen to be appreciated.

- LOVELY HIGH SPEC COTTAGE
- TRADITIONAL FEATURES
- CLOSE TO TOWN CENTRE
- UPVC WINDOWS AND DOORS



## OPEN PLAN LIVING AREA 17'11" x 15'11"

A LARGE TRADITIONAL COTTAGE ROOM WITH LOVELY FEATURES SUCH AS WOOD BEAMS AND A EXPOSED STONEMWORK. WITHIN THIS ROOM YOU HAVE SPACE FOR LIVING AREA, DINING AND THE KITCHEN AND A DOOR THROUGH TO THE UTILITY ROOM.

## UTILITY ROOM 10'9" x 4'9"

A USEFUL UTILITY ROOM WITH SPACE FOR WASHING MACHINE AND A SINK UNIT WITH DOOR INTO THE OUTSIDE AREA .

## BEDROOM 1 11'5" x 8'9"

BEDROOM 1 IS A LOVELY COSY ROOM

WITH VIEWS OVER THE FRONT OF THE PROPERTY AND HAS REALLY LOVELY TRADITIONAL EXPOSED BEAMS THIS IS A GOOD SIZED DOUBLE.

## BEDROOM 2 11'5" x 6'3"

A LOVELY SINGLE BEDROOM OR LARGE OFFICE ROOM WITH VIEWS OVER THE FRONT OF THE PROPERTY.

## SHOWER ROOM

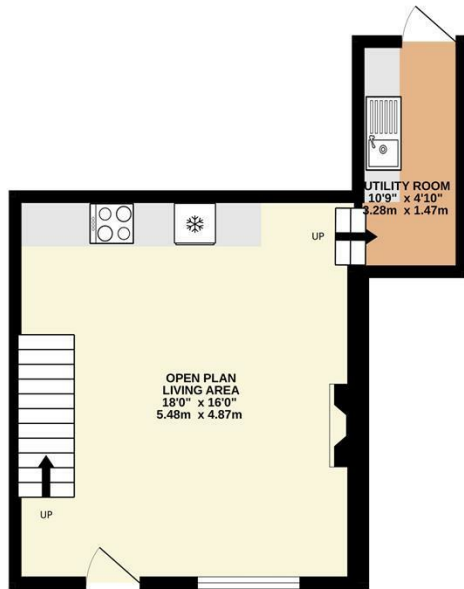
HIGH QUALITY RAINFALL SHOWER UNIT WITH MARBLE EFFECT AND MODERN MATT BLACK FITTINGS WITH W/C AND WASH BASIN



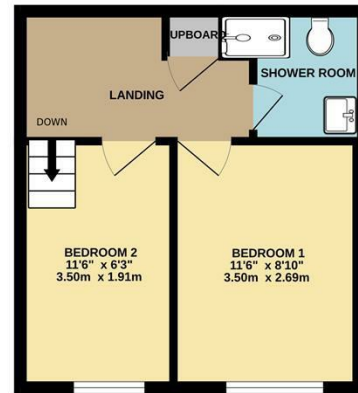


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
335 sq.ft. (31.2 sq.m.) approx.



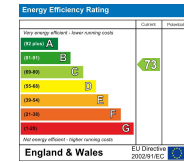
1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



1 COCKPIT HILL, BROMPTON, NORTHALLERTON, DL6 2RQ

TOTAL FLOOR AREA - 615 sq.ft. (57.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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  - 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.
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  - 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.

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