



MILL COTTAGE, WATER END, BROMPTON

£425,000



Northallerton  
Estate Agency



# Mill Cottage Water End

Brompton, DL6 2RN

This 5 bedroom, 2 reception room with a lovely large kitchen diner space needs no introduction and must be seen to be appreciated.

- 5 BEDROOM
- UTILITY ROOM
- SNUG
- LARGE AREA OF OFF ROAD PARKING
- DRESSING ROOM
- OFFICE

Mill Cottage is a stunning detached cobble stone and traditional brick building with a timber frame and oak cladded windows. The property has 5 good sized bedrooms with the master having an ensuite and dressing room. Mill cottage has a lovely large family kitchen diner with lots of natural light, rear facing French doors with underfloor heated engineered oak flooring. The lounge area has lovely views over Brompton Village, Tv Point and radiator. The property has natural wool insulation making it a very energy efficient EPC B rating.

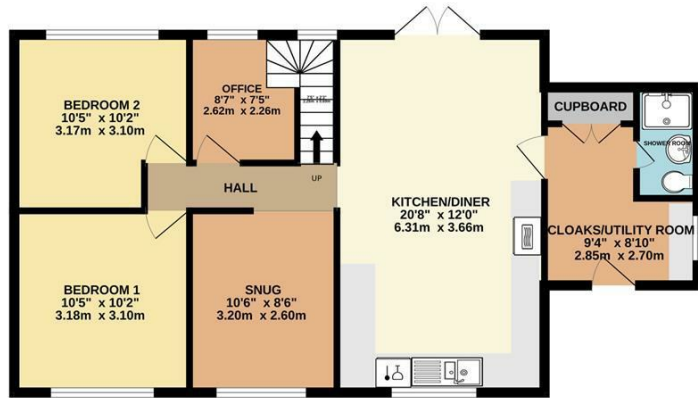
The grounds of the cottage have lovely gardens which are accessed a few feet across a private track with established borders, seating area and lawn area although there is a patio area adjoining the property. There is ample parking and private driveway with a large timber store / garage.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959  
TENURE - FREEHOLD  
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE  
NYCC TAX BAND - E  
EPC - B

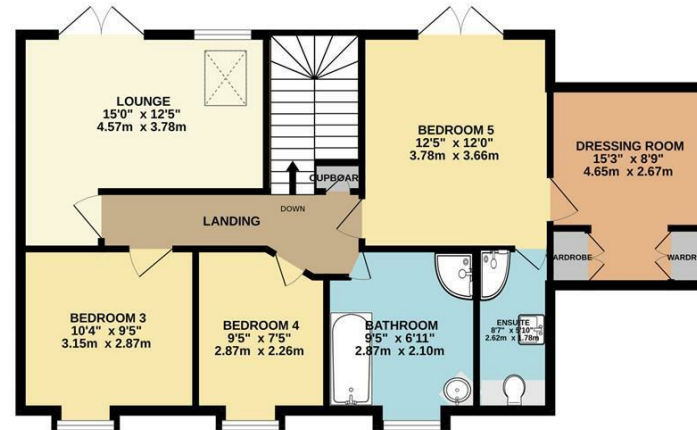


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



MILL COTTAGE, 3B WATER END, BROMPTON, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA : 1519 sq.ft. (141.1 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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Energy Efficiency Rating		
Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		
<small>                     All energy efficient - higher energy costs                      All energy inefficient - higher energy costs                      England &amp; Wales                      EU Directive 2002/91/EC                 </small>		

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