



Long Lane Manor, Brompton, Northallerton





A stunning **individually designed** recently built detached house with adjoining annexe, large gardens and paddock, detached garage and far-reaching views over open countryside.

Summary of accommodation

Main House

Ground floor: Entrance porch | Dining reception hall | Cloaks | Study | Drawing room | Large open plan kitchen/dining/family room | Boot room | Laundry room | Shower room | Garden room/studio

First floor: Galleried Landing | Principal bedroom suite with large balcony, dressing room and en suite bathroom

Three further bedrooms (two with en suite bathrooms) | Family bathroom

Annexe

Ground floor: Living/dining room | Kitchen | Cloakroom

First floor: Bedroom with dressing room and en suite bathroom

In all about 1.9 acres

Distances

Northallerton 3 miles, Thirsk 14 miles, Darlington 16 miles, York 36 miles, Harrogate 40 miles

(All distances are approximate)



Knight Frank Yorkshire
Oakwood Business Centre
Fountains Road, Bishop Thornton
Harrogate, HG3 3BF
knightfrank.co.uk

Melissa Lines
01904 948451
melissa.lines@knightfrank.com



Situation

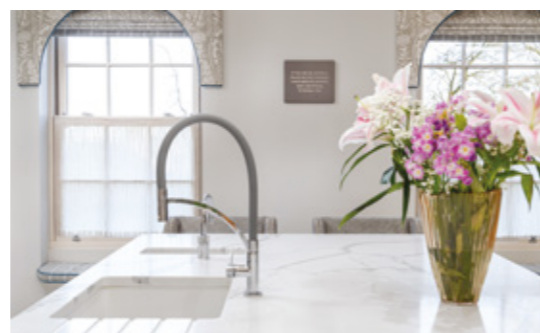
Long Lane Manor is set in large gardens and enjoys far-reaching views from all aspects. It is set back from the road with a secure gated entrance and is located on the edge of Brompton village within easy reach of Northallerton. Ideally situated between the Yorkshire Dales and The North Yorkshire National Park, Northallerton is conveniently located for commuters who can make use of excellent road and rail networks, giving convenient access to Darlington, Newcastle, York, Leeds and London.

The property

Long Lane Manor provides excellent, well-proportioned, generous accommodation with high ceilings and composite sash windows. This home's beautiful design and exquisite interior decorating, where every detail has been thoughtfully curated, create a harmonious and inviting living space. The principal reception rooms all have views across the gardens. The drawing room and garden room have large windows that flood the rooms with natural light, impressive fireplaces and wood-burning stoves, and a double-height dining hall, giving a grandeur feel upon entering the property. The panelled ceiling of the study offers a peaceful working situation with views over the garden to the rear.



The kitchen is designed around a large central island with plenty of storage, opens into the family room, enjoys a dual aspect over the garden, and gives access to a large paved patio area ideal for entertaining.





Upstairs, the principal bedroom lies above the kitchen/family room and has a large balcony with glazed balustrade and composite decking to take in the stunning views; there is an en suite bathroom and dressing room. There are four further bedrooms, a further house bathroom and two en suite shower rooms.



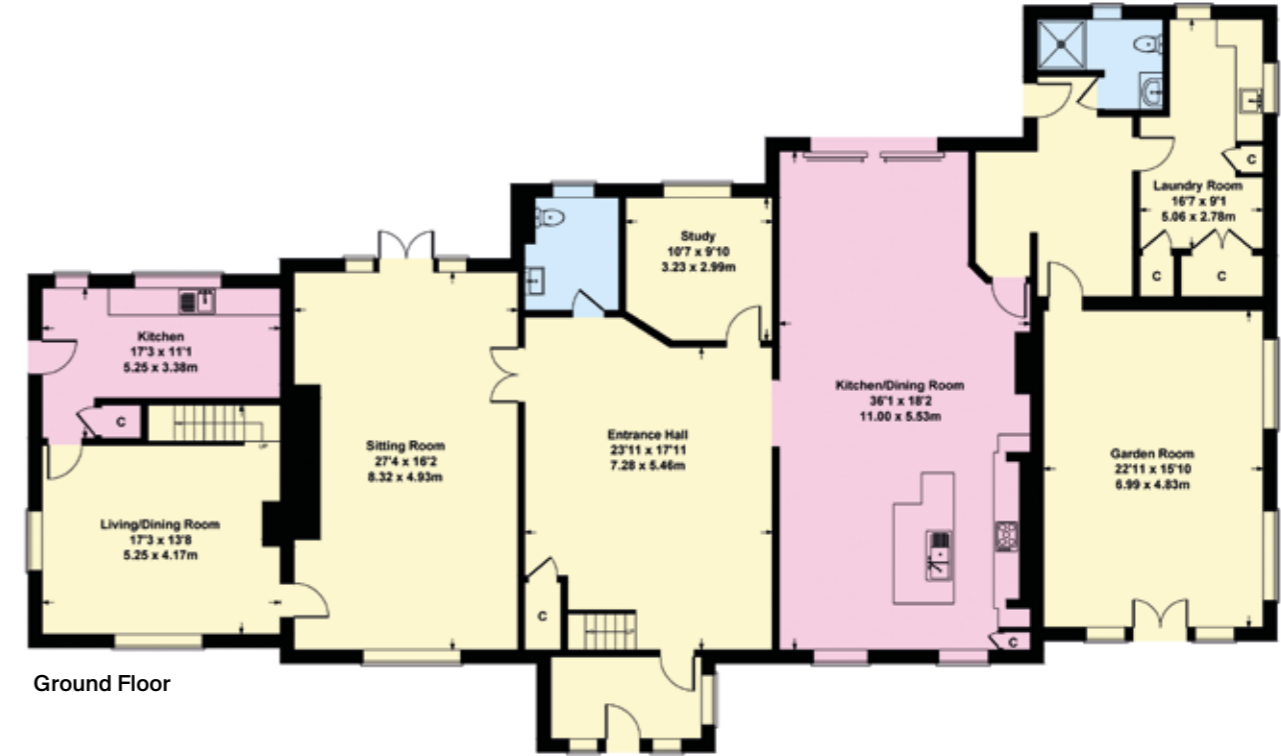


Approximate Gross Internal Floor Area
 Ground Floor 284 sqm/3057 sq ft
 First Floor 191 sqm / 2056 sq ft
 Total 475 sqm / 5113 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Externally

Long Lane Manor is approached from Long Lane via double gates, which lead into a sizeable gravelled drive providing ample parking for several vehicles and leading to a detached three-bay oak garage. The private gardens are mainly laid to lawn together with a large flagged patio terrace, which is ideal for entertaining. There is a range of mature and fruit trees and a separate gated entrance into the paddock, which is completely enclosed and enjoys views over the open countryside. Extending to around 1.9 acres in total.

Services

Oil central heating, mains electricity and mains water. Solar panels and ground floor underfloor heating.

Property information

Tenure: Freehold

Local Authority: Hambleton Council

Council Tax: Band H

EPC Rating: B

Asking Price: £1,950,000



The annexe accommodation can be accessed from the ground and first floors and can be easily separated from the main accommodation. There is a living room with a wood-burning stove, kitchenette, bedroom, dressing room and en suite.





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2024. Photographs and videos dated January 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



