



**BLACKSMITHS COTTAGE COCKPIT HILL,
BROMPTON**
£155,000



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
- CLOSE TO TOWN CENTRE
- TRADITIONAL FEATURES
- 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 STONWORK. 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.

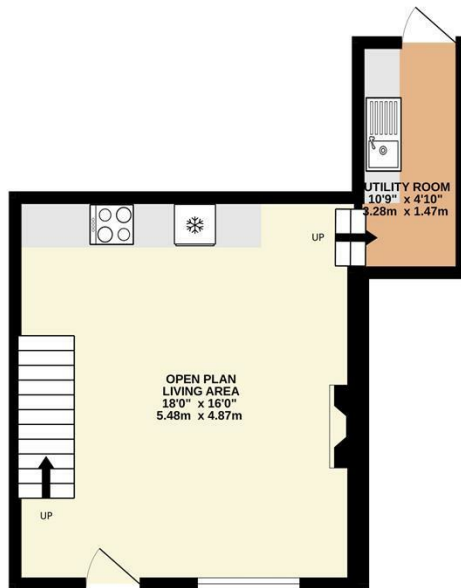
SHOWER ROOM

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

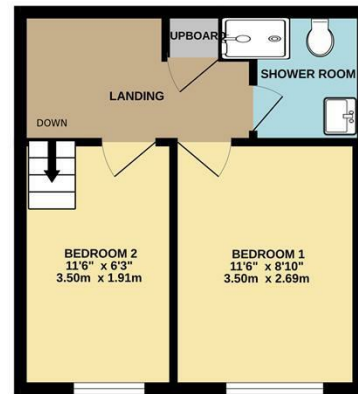


Call us to arrange a viewing on **01609 771959**

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



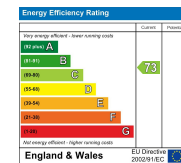
1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



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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