



2 BRIDGE FARM BARNs GATHERLEY ROAD
Brompton-on-Swale



GSC GRAYS

PROPERTY • ESTATES • LAND

2 BRIDGE FARM BARNS GATHERLEY ROAD

Brompton-on-Swale, DL10 7HX

Immaculately Presented Grade II Listed Barn Conversion with Countryside Views

This beautifully finished Grade II listed barn conversion is presented to the highest standards and enjoys stunning open countryside views, making it a truly exceptional family home. Offering a thoughtful layout, the property combines period character with modern living.

To the ground floor, there is a living room, a dining kitchen, a utility room, and a cloakroom, whilst the first floor houses three bedrooms, including a master with ensuite facilities, and a house bathroom.

Externally, the property benefits from an enclosed lawned front garden with off-road driveway parking for multiple vehicles, and a low-maintenance rear courtyard.



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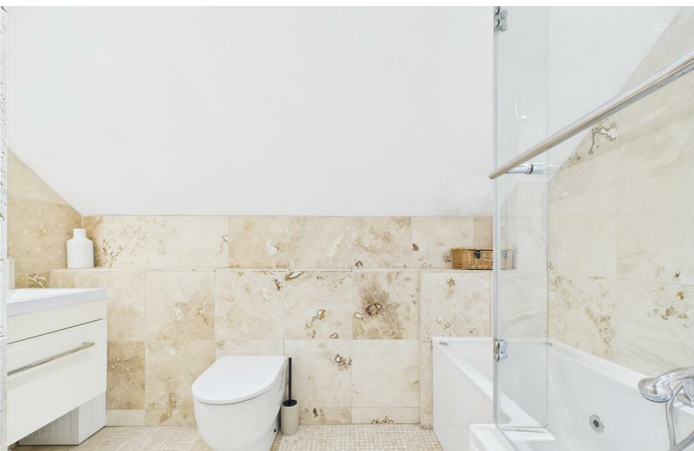
Situation and Amenities

Brompton on Swale benefits from excellent access to the region being 0.8 miles from the A1(M) access points, 0.9 miles from the centre of the village, 4.4 miles from Richmond, 11.8 miles from Darlington and 14.3 miles from Northallerton. Please note that all distances are approximate.

Brompton on Swale is a popular village which has a post office/village shop, primary school, church and two public houses. The Georgian market town of Richmond offers a good range of amenities, including national and local retailers, leisure centre, two secondary schools and several primary schools. The Station, a restored Victorian railway station, which features a restaurant, cinema and gallery is also home to a number of artisan food producers and is a popular local attraction.

Entrance Hall

Accessed via a fully glazed front door with two side panels offering open countryside views, the welcoming hallway provides space for coats and shoes. Features include engineered wood flooring and a useful understairs cupboard.





Living Room

A light and airy dual-aspect room with windows to both the front and rear. The room benefits from decorative wall panelling, a TV point, and a radiator, providing a comfortable and versatile living space.

Kitchen Dining

Comprising a range of gloss wall and base units under complementary quartz worktops, the kitchen is fully equipped with an electric hob with extractor, two electric ovens, microwave, slimline dishwasher, fridge freezer, and wine cooler. Tiled splashbacks and windows to the front and rear enhance the space, which comfortably accommodates a family dining table.

Rear Lobby and Utility

Offers additional worktop and storage space, access to the rear garden, and houses the LPG boiler.

Cloakroom/WC

Fully fitted with a sink unit with storage, concealed WC, mixer tap, and extractor fan.



Landing

Accessed via the oak staircase, the landing benefits from a feature window to the front, filling the space with natural light.

Bedroom

A bright double room with a front-facing window, tall radiator, and Velux skylight.

Ensuite

Fully tiled, featuring a sink unit with storage, L-shaped spa bath with mains-fed shower, WC, and extractor fan.

Bedroom

A second double bedroom with a front-facing window, panelled walls, tall radiator, and Velux skylight.

Bedroom

A third bedroom with rear-facing window and radiator.

House Bathroom

Fully tiled and comprising a shower cubicle, sink, WC, heated towel rail, and extractor fan.

Externally

Approached via a private driveway off Gatherley Road and leading to a gravelled parking area in front of the property. A gated path leads through the lawned gardens to the front door. The lawned gardens provide plenty of space to relax, play and enjoy the views over the neighboring paddocks beyond. To the rear is a low-maintenance gravelled courtyard with space for outdoor furniture, ideal for entertaining.

There are super local walks perfect for those with pets, or simply a relaxing stroll on a weekend, all accessible from the front door.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

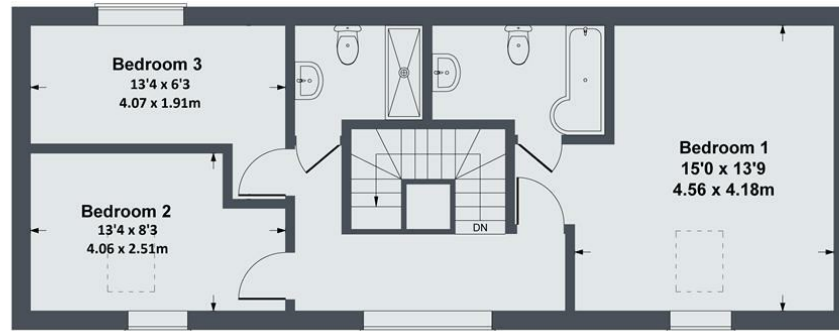
The property is believed to be offered freehold with vacant possession on completion.

Particulars and Photography

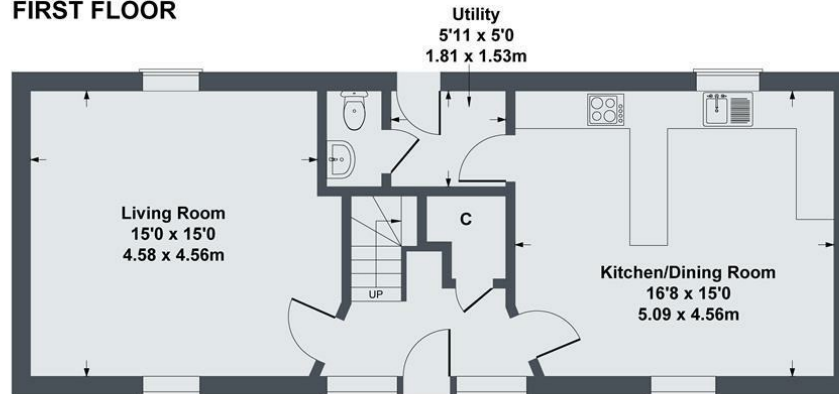
Particulars prepared November 2025, Photographs taken November 2025

2 Bridge Farm Barns

Approximate Gross Internal Area
1259 sq ft - 117 sq m



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	75
England & Wales	EU Directive 2002/91/EC	



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