

# 'Swaleside House', Brompton On Swale, Richmond





**‘Swaleside House’, Brompton On Swale, Richmond, North Yorkshire.**

**Offers Over: £1,175,000**

**Swaleside House is a truly fantastic and unique property finished to the highest of standards and with breathtaking views over The River Swale and open countryside beyond. Individually designed and built by the current owners, with a level of detail second to none, the substantial property has been designed to make the most of the views and with a layout that is perfect for modern family living. The ground floor features an open plan living area, a family room, a cloakroom and a utility room, whilst to the first floor there are five double bedrooms, three of which are ensuite, and a house bathroom. To the second floor there is an attic room which offers further potential. Externally there are generous landscaped gardens which extend to approximately two thirds of an acre and enjoy the stunning views, a garden room, a double garage and ample driveway parking. Viewing essential!**





### **Entrance Hall:**

Accessed through an oak door, the welcoming hallway gives an immediate example of the quality the property offers with bespoke fixtures and fittings from Italy to 'Fired Earth' tiling, Farrow & Ball paints and Burlington sanitaryware. The tiled flooring has underfloor heating, which runs throughout the ground floor, a cloaks cupboard and an impressive hand made oak staircase.

### **Cloakroom:**

Fitted with a heritage style Burlington wash hand basin and WC, bespoke timber wall panelling and a window to the rear with open countryside views.

### **Open Plan Living Area:**

A fantastic space flooded with light and with spectacular views. The room comprises a relaxed seating area, a dining area and the kitchen, all divided by hand crafted oak framing and 300 year old bricks.

The seating area is centred around a large fireplace with brick detailing and an oak mantel. The full height oak framed glazing really does make the internal luxury link seamlessly with the extensive open views.

The discretely framed central section provides ample space for formal dining and has a pair of doors that open out to the garden.

The kitchen is fitted with a range of handmade solid oak units which are complimented with composite countertops and soft close fittings all giving a real feeling of quality. Integrated into the units are a Belfast sink, double recycling bins and a dishwasher. The Smeg range cooker and American style fridge freezer are both set into a recesses with oak framing around. The large central island makes the perfect area for informal dining and features useful storage under.

The excellent walk in larder has fitted shelving and a useful countertop with storage under.

### **Utility Room:**

A large utility room with a countertop with integrated sink unit, plumbing for a washing machine, space for a fridge freezer, two windows, a door to the garage and a stable style door to the garden.

### **Cloakroom:**

Fitted with a WC and a wash hand basin.

### **Garage:**

A double garage having two sets of arched doors, a window and with the benefit of power and light. The plant room houses the gas central heating boiler, hot water tank, water softener, underfloor heating controls and mains boards.

### **Family Room:**

A great additional room, perfect for relaxing as a family. There are windows to the front and side of the property and a pair of French doors that open out to a private seating area with far reaching views.

### **First Floor Landing:**

The generous landing is approached via the feature staircase and has full height glazing to the front of the property creating a light and airy space. There is a full height oak entranceway opening though the landing where there are two radiators, a useful storage cupboard and stairs to the attic room.



**Master Suite:**

A superb space which includes a large double bedroom which benefits from far reaching views through the full height glazing.

There is a walk in wardrobe and an **Ensuite** which has a slipper bath with countryside views, Burlington Sanitaryware, a Victorian towel rail and a large shower enclosure with a dual headed shower.

**Bedroom:**

A large double bedroom having a walk in wardrobe and French doors that open out onto a balcony with open views of the river and countryside beyond.

The **Ensuite** is fitted with a WC, a wash hand basin and a shower enclosure with a dual headed shower.

**Bedroom:**

A double bedroom with two windows overlooking the garden and open countryside beyond. There is a walk in wardrobe and The **Ensuite** is fitted with a WC, a wash hand basin and a shower enclosure with a dual headed shower.

**Bedroom:**

A double bedroom with a window overlooking the garden.

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A double bedroom with a window overlooking the garden.

**Bathroom:**

The luxuriously appointed bathroom is fitted with a cast iron hand painted roll top, claw foot bath, and a bespoke one-off Italian wash hand basin and stand. A step up leads to the shower area where there is a WC, a large shower enclosure and feature stone detailing.







### **Attic Room**

Currently used as storage and with a cupboard housing the integrated media equipment. There is potential for this to be an additional living space and would be ideal as a playroom, cinema room or additional bedroom.

### **External**

Swaleside House sits on a generous plot and is approached via a gravelled driveway that leads to a parking area for a number of cars.

To the side and rear of the property there are extensive landscaped gardens that feature a number of seating areas, all with stunning views over The River Swale and beyond.

The Garden Room makes the perfect space for relaxing as a family or entertaining. With South facing open views of the garden and open countryside beyond, there is a kitchen area with a dual fuel BBQ grill, pizza oven, a steak scorcher and a wash hand basin, whilst the seating area has a chiminea set into a bespoke fireplace to take the chill off. There is a TV point.

### **Additional Information**

The postcode is DL10 7HF and the Council Tax Band is E.

The property has the benefit of gas central heating, with underfloor heating throughout the ground floor and radiators to the upper floors.

There are TV points in all bedrooms and CAT 6 cabling to all rooms and the Garden Room. There are wiring points for a wireless media sound system throughout the property. The property has the benefit of fishing rights on The River Swale to the property frontage. The property has an LPG gas heating system with the tank being located underground to the front of the property. There is an underground rainwater harvesting system which reduces the use of mains water. The drainage is via a treatment plant.





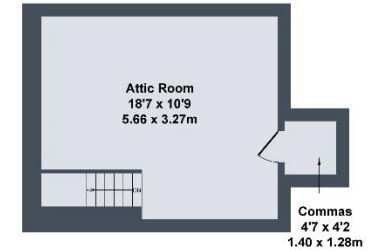
**Swaleside House, Brompton on Swale**  
**Approximate Gross Internal Area**  
**3414 sq ft - 317.18 sq m**



GROUND FLOOR



FIRST FLOOR



SECOND 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.

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