



## WREN COTTAGE

PATRICK BROMPTON, BEDALE, DL8 1JN

£250,000

FREEHOLD

A stunning detached cottage located in the conveniently positioned village of Patrick Brompton close to Bedale and perfect for Richmond, Leyburn and the Yorkshire Dales. The property is full of character and benefits from off street parking, garden store and a garden.

**NORMAN F. BROWN**

Est. 1967



# WREN COTTAGE

- Two Bedrooms • Detached Character Cottage • Convenient Village Location • Modern Kitchen and Bathroom • Off Street Parking & Garden Store • Sitting Room With Multi Fuel Stove • Enclosed Garden • Ideal for Bedale, Richmond, Leyburn and Junction 51 of the A1(M) • Video Tour Available • Enquire Today For Your Personal Viewing



## DESCRIPTION

This lovely character cottage is nestled away in a quiet position within the conveniently positioned village of Patrick Brompton, close to Bedale, Richmond, Leyburn and easily accessible from Junction 51 of the A1(M).

The property opens from the front into a porch, ideal for hanging coats and then opens straight into the sitting room. The sitting room has exposed wood beams and double glazed windows to the front and side. There is space for a dining table and chairs plus sofas and there is a cosy multi fuel stove set into an inglenook fireplace with a stone hearth and wood mantel over.

The kitchen is to the rear and has a stable door opening out to the path for access to the garden, store and little courtyard all at the rear. The kitchen itself comprises of a range of wall and base units with a work surface over having a tiled splashback, a circular single sink unit with a drainer, dishwasher, an integral fridge/freezer, electric oven and a four ring electric hob with an extractor hood over and a stainless steel splashback and there are the stairs leading up to the first floor.

To the first floor the landing opens to the two bedrooms and the bathroom. Bedroom one is to the front and is an excellent double bedroom with an

exposed character beam. Bedroom two is a good single to the rear and has the built-in airing cupboard.

The house bathroom comprises of a panelled bath with a shower over and a screen, a low level WC and a washbasin plus a heated towel rail.

Outside there is a gravelled parking to the front of the property and to the rear, a path leads past a small courtyard area and the stone-built store (which has lighting and power points) to the enclosed garden. The garden has a pleasant outlook and has been designed for ease of maintenance with a decked seating area overlooking a mainly gravelled garden with shrub borders and enclosed by an attractive walled boundary.

## Agents Note:

- The property does not have a council band rate at present as the property is currently used as a holiday let and therefore business rates apply.

## LOCATION

Patrick Brompton is a village and civil parish in the Richmondshire district of North Yorkshire and is situated about 4 miles (6.4 km) west of Bedale. St Patrick's Church is located in the centre of the village and the nearest primary school is Crakehall C of E Primary School, 1.2 miles (1.9 km) away. Bedale also has a range of schooling opportunities for children up

to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Teesside International Airport and Leeds Bradford airport are both within an hour's drive away.

#### GENERAL NOTES

Viewing - by appointment with Norman F. Brown. Please note this property is currently used as a holiday let and as such we may be restricted on viewing times.

Local Authority – North Yorkshire Council  
Tel: (01609) 779977

Council Tax Band – The property does not have a council band rate at present as the property is currently used as a holiday let and therefore business rates apply.

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - Yes (Patrick Brompton)

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Electric

Water – Immersion

Drainage: Mains

Broadband:

Current Provider:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

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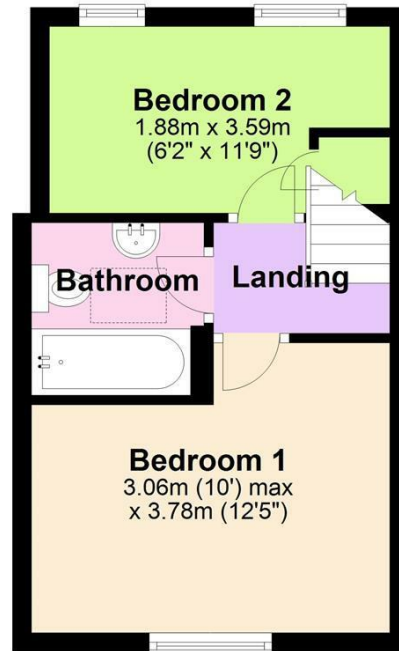
### Ground Floor

Approx. 24.7 sq. metres (266.3 sq. feet)



### First Floor

Approx. 23.5 sq. metres (252.6 sq. feet)



Total area: approx. 48.2 sq. metres (518.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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