



**BROOK VILLA, LONDONDERRY,
NORTHALLERTON, DL7 9ND**

**£625,000
FREEHOLD**

An attractive Grade II Listed Georgian Detached home offering spacious and characterful accommodation with the benefit of an attractive Orangery overlooking the private and substantial gardens. The property has 4 bedrooms, 4 reception rooms, a modern kitchen, utility room and pantry, as well as a garage and off street parking. The property is located in the village of Londonderry close to Bedale and Northallerton.

NORMAN F. BROWN

Est. 1967

BROOK VILLA, LONDONDERRY,

- Georgian Detached Home • Grade II Listed • Set in 0.5 Acres • Garage & Off Street Parking • Lovely Gardens • Village Location • Close To Bedale, Northallerton & Junction 51 Of The A1(M) • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This superb Georgian villa is perfect for those wanting to put their own stamp onto a grade II listed home full of character and situated in a highly convenient setting close to Bedale, Northallerton and junctions 50 and 51 of the A1(M).

The property opens into an impressive hallway with timber flooring and original ceiling cornices plus a door opening under the switchback staircase down to a cellar and a downstairs W.C. Off the hallway is a drawing room to the front having a sash window with shutters and an attractive open fireplace with a cast iron inset, marble surround and a granite hearth. The sitting room is set to the rear with a door through to the Orangery and another open fireplace with a cast iron inset, marble surround and a granite hearth. Off the central hallway is the impressive dining room. Set to the front it is a fantastic room for entertaining, providing an intimate setting just off the kitchen and with shutters to the sash window and a cast iron open fireplace with shelving built into the alcoves. The kitchen is truly the heart of this great home and comprises a range of base units with a quartz worktop over, a tiled splashback and an inset Belfast style sink. There is also a 3 oven electric Aga and the central island has an inset wine fridge and a Bosch electric oven. The kitchen also has a useful set of built in cupboards for extra storage and double doors through to the stunning Orangery to the rear. The kitchen also opens into a passageway accessible from the front and back of the house, leading to a utility room and boot room. The utility room has built in cupboards and an American style fridge freezer. The boot room is ideal for coming home from walks having built in cupboards with a wall mounted Belfast style sink and plumbing for 2 washing machines or appliances. There are also lots of useful hooks and space for hanging coats. To the rear is the spacious and stunning Orangery with underfloor heating, a perfect setting for family time or entertaining with attractive double glazed windows overlooking the rear gardens.

To the first floor, the attractive landing has an arched picture window overlooking the rear garden. There are three double bedrooms and a single bedroom that could make an excellent at home office or study. Bedrooms one and three are both great doubles to the front with sash style windows and shutters. Bedroom two is another great double to the rear with an ornamental cast iron fire and stunning views of the rear gardens. There are also two bathrooms to the first floor accessed via a lobby which has a loft hatch with a drop down ladder up to the fully boarded loft area. The main bathroom comprises of a freestanding cast iron bath, a shower enclosure with screen door, fixed and handheld shower heads plus his and hers washbasin. The second bathroom has a panelled bath with fixed and handheld shower heads over plus a washbasin and built in cupboards for storage. There is also a separate W.C.

The property has benefitted from listed building consent to convert the attic space in the past, although this is now lapsed.

Outside

The attractive lawned frontage has a small wall boundary with a central cast iron gate opening to a stone paved path leading to the front door. To the sides are two driveways, one with tarmac leading to the attached garage which has light and power points, an up and over door and a personnel door to the rear garden. The second driveway is gravelled with a cast iron gate to the road and a further wooden gate opening to further gravelled parking to the side of the house and leading to the rear gardens. The rear gardens are private and stunning. With a central lawn having gravelled paths to both sides and inset short ornamental box hedgerows around a central pond. The mature planted borders consist of a range of shrubs and trees and are all enclosed by walled boundaries. The rear garden also has a summer house with a decked area ideal for seating plus two fir trees either side of a paved path leading through to

a 'secret garden'. The 'secret garden' is again mainly lawned with fenced boundaries and also has a garden shed providing storage, raised beds with railway sleeper style edging, a wildlife pond, orchard and a chicken coop and all with attractive views towards the Hambleton hills in the distance.

Location

Londonderry is conveniently located village with Bedale and Northallerton only a few miles away providing an excellent range of leisure facilities and shops for every day needs. Londonderry is well positioned just along from Leeming Village where there is a primary school and secondary schools are also close by in Bedale, Northallerton and Ripon. There are a multitude of private schooling opportunities also within easy reach. Junction 51 of the A1(M) is also close by providing major links to Leeds, York, Harrogate, Darlington and Newcastle with the East Coast mainline station at Northallerton for trains running between London and Edinburgh.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – F

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

Construction: Standard

Extensions/Additions: Ground Floor Orangery To Rear

Planning Permission Required Yes Granted Yes Ref. No: 13/00041/LBC

Planning was also granted in 2015 for a loft conversion Ref. No:

14/02523/LBC with works to commence within 3 years of the decision.

Conservation Area - No

Listed Building Yes Grade II

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Immersion Heater/boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit 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

Please note that from the 'secret garden' you can see the RAF Leeming airfield across the neighbouring field.

BROOK VILLA, LONDONDERRY,





BROOK VILLA, LONDONDERRY,

ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

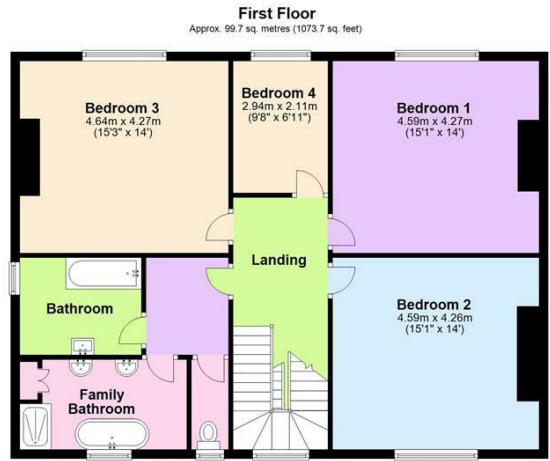
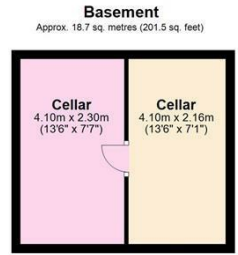
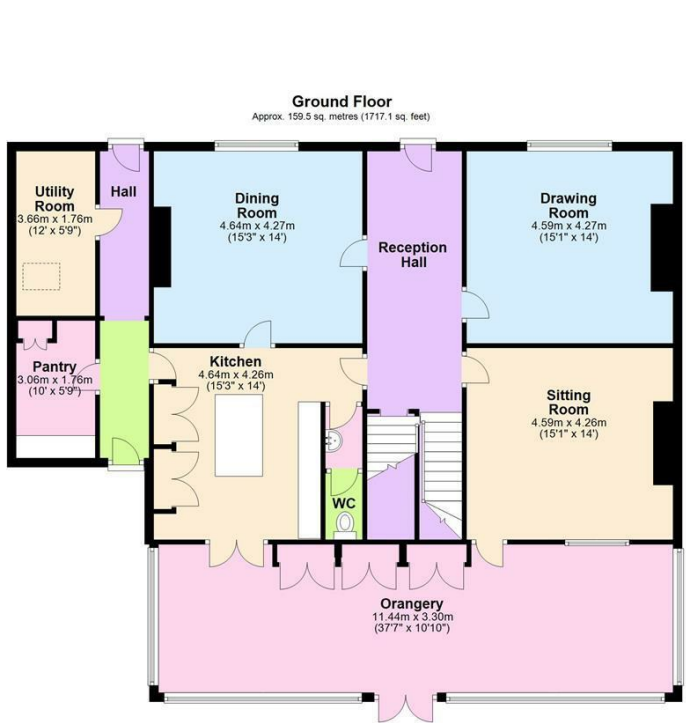
Council Tax – Band F

Viewings – By Appointment Only

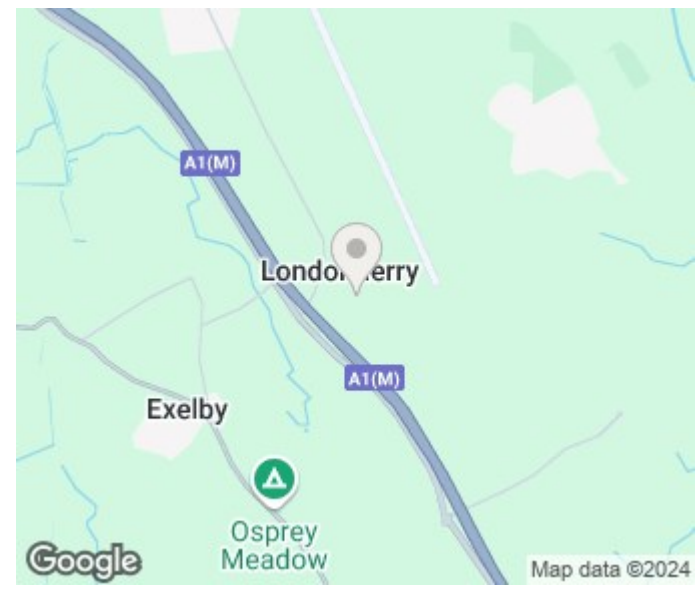
Floor Area – 2992.30 sq ft

Tenure – Freehold





Total area: approx. 278.0 sq. metres (2992.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Bedale Office Sales
 6 Bridge Street
 Bedale
 North Yorkshire
 DL8 2AD

01677 422282
 bedale@normanfbrown.co.uk
 www.normanfbrown.co.uk

