



## Dixon Cottage, 53 Church View, Brompton Northallerton DL6 2RD

**\*\* CHAIN FREE \*\***

Offered CHAIN FREE and in a splendid position with delightful views of the churchyard opposite this three bedroom period cottage in Brompton must be seen to be appreciated. Currently run as a successful air B+B, but equally a wonderful residential opportunity, the property has been lovingly modified and updated to create a wonderful property with modern and period features mixed fantastically well. Internal accommodation consists of an entrance hallway, kitchen dining room with period beams and fitted appliances, dining room/sitting room leading to rear garden, separate lounge with period beams and log burner, rear hallway with storage and WC. The first floor holds a master double bedroom with ensuite shower room, a further double bedroom, single bedroom and house bathroom. Externally the property offers a private garden, with Yorkshire Stone Patio. Gas central heating and UPVC double glazing is present throughout, as expected. The property has had a full renovation including a damp proof course, re-plastered throughout, new heating pipes, cast iron radiators, new electrics, kitchen and garden.

EPC Rating D - Council Tax Band C.

**Offers Over £285,000**

## LOCATION

Church View is located in Brompton which offers a local shop, two public houses and several places of worship. Northallerton is less than 2 miles south and offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.

## DIRECTIONS

From Northallerton High Street proceed South down the High Street turning right at the first roundabout, then left at the next roundabout on to Brompton Road. Continue over the next two mini roundabouts onto Stokesley Road then at the new roundabout take the first exit. Turn right into Brompton, when at the shop turn left onto Church view to where the property is located on the left hand side.

## THE ACCOMMODATION CONSISTS OF

### FRONT VIEW



### HALLWAY

3'5" x 3'6" (1.05 x 1.09)

With period timber front door, stairs to first floor, radiator and tiled flooring.

### LOUNGE

16'10" x 12'2" (5.14 x 3.71)

With front facing UPVC double glazed window, brick fireplace with log burner inset, TV point, period ceiling beams and radiator.



**KITCHEN DINING ROOM**

20'9" x 11'8" (6.34 x 3.56)

With front facing UPVC double glazed window, range of base, wall and drawer units, oak worktops, porcelain sink with mixer tap, fitted kitchen island, gas hob, electric oven, fitted microwave, fitted dishwasher, fitted washer/dryer, period ceiling beams, vinyl tiled flooring and radiator.



**DINING ROOM / SITTING ROOM**

8'7" x 7'3" (2.64 x 2.23)

With side facing UPVC double glazed window, rear facing UPVC double glazed French doors, and vinyl tiled floor.



**REAR HALLWAY**

3'2" x 6'4" (0.97 x 1.95)

With storage cupboard, tiled flooring and heated towel rail.

**WC**

3'4" x 4'9" (1.02 x 1.46)

With rear facing UPVC double glazed window, low level WC, vanity wash hand basin, part tiled walls and tiled flooring.



**LANDING**

With loft access hatch to boarded, lit and insulated loft area with Velux windows.



**BEDROOM ONE**

12'8" x 11'6" (3.88 x 3.51)

With front facing UPVC double glazed window and radiator.



**EN SUITE**

7'8" x 8'2" (2.36 x 2.51)

With rear facing UPVC double glazed window, low level WC, vanity wash hand basin, panelled bath with shower over, PVC panelled walls, storage cupboard, vinyl tiled flooring and heated towel rail.



**BEDROOM TWO**

13'5" x 12'0" (4.11 x 3.68)

With front facing UPVC double glazed window, cupboard over stairs and radiator.





**BEDROOM THREE**

7'7" x 8'9" (2.33 x 2.69)

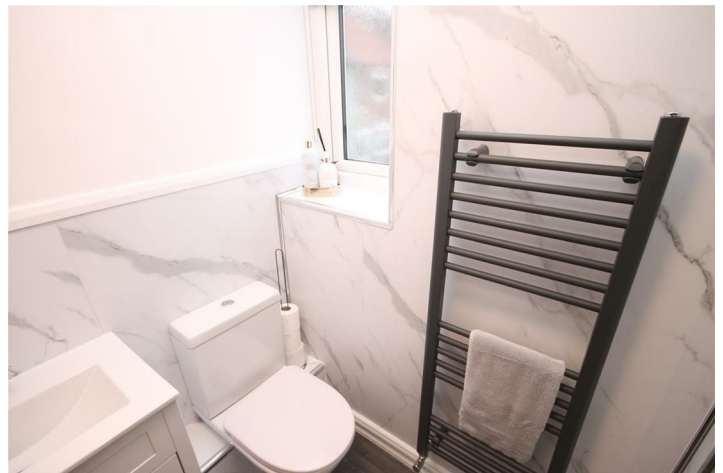
With rear facing UPVC double glazed window and radiator.



**BATHROOM**

4'4" x 7'10" (1.33 x 2.39)

With rear facing UPVC double glazed window, low level WC, vanity wash hand basin, shower cubicle, PVC panelled walls, vinyl tiled flooring and heated towel rail.



REAR GARDEN

Private garden with Yorkshire Stone patio and borders.



## CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

## MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** No

**PARKING ARRANGEMENTS:** On Street Parking

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

**MOBILE PHONE SIGNAL:** No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR

1ST FLOOR



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.  
 Made with Metropix ©2024