



The Toll House, 3 Station Road, Brompton On Swale, DL10 7HN
£329,950



The Toll House, 3 Station Road, Brompton On Swale, DL10 7HN

CHARACTER Grade II Listed DETACHED Home: 3 RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, 3 DOUBLE BEDROOMS, Large BATH/SHOWER ROOM - ample space for an EN-SUITE. GREAT CHARM (Working Cast Iron Range, beamed ceilings & nooks etc), feature GARDENS & PARKING. A MUST SEE.

This popular village has a Shop/Post Office, Pubs, a Primary School & pleasant local (River) walks. Historic Richmond just over 3 miles, excellent access to the A1(M) about 2 miles (Scotch Corner & A66 4 miles) & Darlington mainline station about 13 miles - London Kings Cross 2 hours 20 minutes.

DINING HALL 4.90m x 3.36m (16'0" x 11'0")

Working cast iron range with side shelving & beamed ceiling. Seat-window to front, double doors to rear & door to:

STORE 1.35m x 1.35m (4'5" x 4'5")

Light, power & plumbing for washing machine.

INNER LOBBY

Staircase to first floor.

OFFICE etc 3.83m min x 3.36m (12'6" min x 11'0")

PLUS deep built-in cupboard, beamed ceiling & recessed window to front.

KITCHEN/BREAKFAST ROOM 3.91m x 3.56m (12'9" x 11'8")

Fitted with a range of wall & floor units with worktops & inset sink. Range cooker recess, large fridge recess, plumbing for dishwasher & washing machine. Beamed ceiling & recessed windows to side & rear.

SITTING ROOM 3.74m x 3.41m (12'3" x 11'2")

Feature Register grate fireplace, beamed ceiling, recessed window & door to front.

FIRST FLOOR LANDING

Recessed window to rear.

Double BEDROOM 1. 3.78m min x 3.57m (12'4" min x 11'8")

Feature contoured wall & recessed window to front.

Double BEDROOM 2. 3.90m x 3.32m min (12'9" x 10'10" min)

PLUS built-in double wardrobe-cupboard. Access to boarded loft & recessed window to front.

INNER LANDING

Access to boarded loft.

Double BEDROOM 3. 3.94m x 3.61m (12'11" x 11'10")

Shelved nook & recessed window to front.

SPACE for EN-SUITE

...See floor plan.

BATH/SHOWER ROOM 2.71m x 2.50m (8'10" x 8'2")

Contoured spa-bath, separate shower cubicle, washbasin & WC. Recessed window to rear & door to:

STORE & BOILER CUPBOARD

SPACE for creating an EN-SUITE...See floor plan. Gas boiler.

OUTSIDE

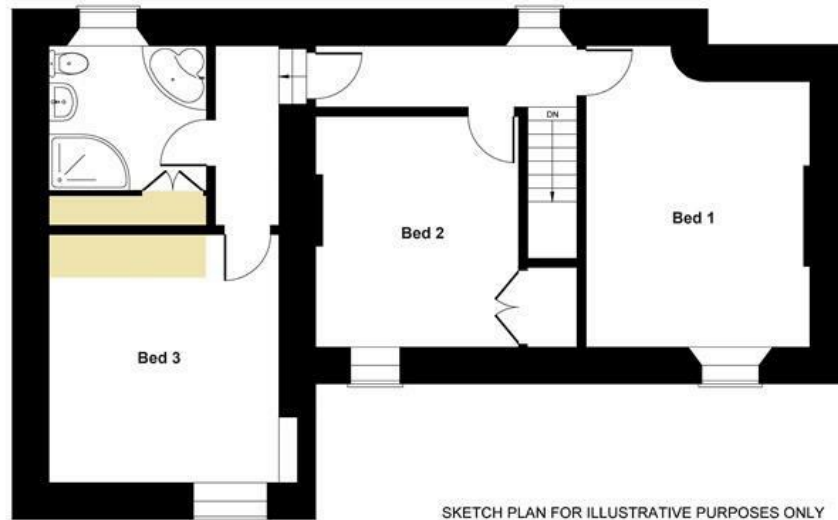
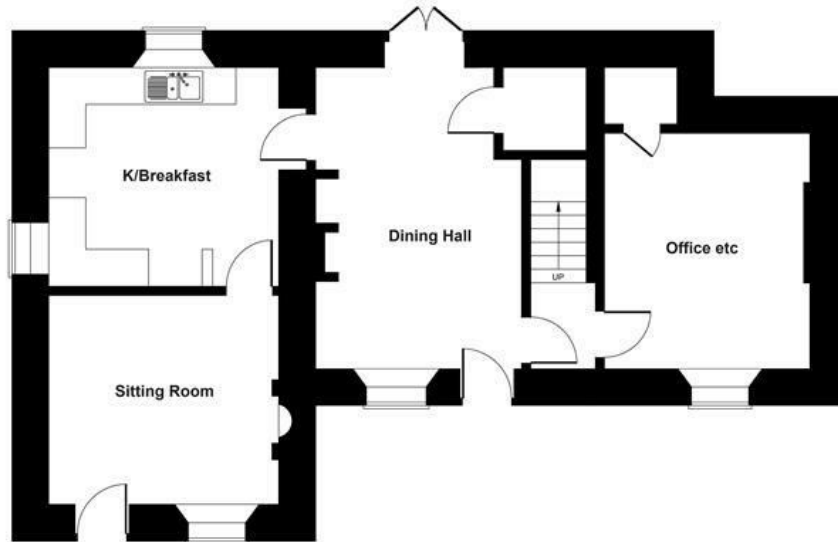
Gate to enclosed Tarmac gravelled area with SHED, LOG/FUEL STORE, cold water tap & outside light point. Flagged patio & double gates to decked PERGOLA overlooking a pond & the patio - Great Al Fresco space.

NOTES

- 1) Council Tax Band: B
- 2) Grade II Listed
- 3) £100 per year rear access payment.



£329,950



FIRST 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. 2023

