



Oast House, Richmond Road, Brompton On Swale, DL10 7HE
Asking price £525,000



Oast House, Richmond Road, Brompton On Swale, DL10 7HE

****Due to the levels of Interest & Offers, the executors have reset 'Best & Final Offers' for 12:00 noon, Friday 19th July 2024****All offers must be IN WRITING & in a sealed envelope, addressed/delivered to:

Mrs Lisa Potts (Executor), Messrs Hunton & Garget LLP, Burgage House, 1 Millgate, Richmond, North Yorkshire, DL10 4JL

A RARE OPPORTUNITY – DETACHED HOUSE to refurbish (about 153sqm/1,647sqft) with a range of large OUTBUILDINGS (about 200sqm/2,153sqft) on a plot of about 1.5 ACRES in the centre of this popular village. MUCH WORK to be done but great possibilities - subject to planning. Historic Richmond just over 3 miles, excellent access Scotch Corner (A1(M) & A66) about 4 miles & Darlington mainline station about 13 miles - London Kings Cross 2 hours 20 minutes. This popular village has a Shop/Post Office, Pubs, a Primary School & pleasant local (River) walks.

** OAST HOUSE: SITTING ROOM, DINING ROOM, KITCHEN, UTILITY & OFFICE/Ground Floor Double BEDROOM 4; 3 further First Floor double BEDROOMS & 3 BATH/SHOWER ROOMS.

** OUTBUILDINGS: about 200sqm/2,153sqft in all (Over both mainly 2 Storeys & Single Storey)

** GARDENS & GROUNDS: The WHOLE SITE extends to about 1.5 ACRES. (NB: Previous Planning Permission to accommodate up to 10 Touring Caravans).

OAST HOUSE

HALL

Wide staircase to first floor.

SITTING ROOM 5.66m x 4.90m (18'6" x 16'0")

Fireplace, 2 windows to front & Door to:

DINING ROOM 4.93m x 4.17m min (16'2" x 13'8" min)

Plus deep under-stair cupboard. Fireplace with stove & 2 windows to front.

(Current) KITCHEN 3.00m x 2.60m (9'10" x 8'6")

Door & window to:

UTILITY 3.21m x 2.00m (10'6" x 6'6")

Door & window to outside.

OFFICE/Ground Floor Double BEDROOM 4. 3.73m x 3.32m (12'2" x 10'10")

Off the Sitting Room with windows to front & side.

Abutting Integral GARAGE 5.25m max x 3.77m (17'2" max x 12'4")

See below.

FIRST FLOOR LANDING

Built-in cylinder cupboard & 2 windows to rear.

Double BEDROOM 1. 5.30m x (3.73m max) 3.59m (17'4" x (12'2" max) 11'9")

8.05m/26'4" in length overall. Windows to front & side, & door to:

EN SUITE BATHROOM 3.26m x 2.50m (10'8" x 8'2")

Panelled bath, washbasin & WC. Window to rear.

Double BEDROOM 2. 4.88m into robes (3.78m min) x 4.12m min (16'0" into robes (12'4" min) x 13'6" min)

Fitted wardrobes, over-stairs cupboard & 2 windows to front. Door to:

EN SUITE SHOWER ROOM 1.99m x 1.86m (6'6" x 6'1")

Shower cubicle, washbasin & WC.

Double BEDROOM 3. 3.82m x 3.51m (12'6" x 11'6")

2 windows to front & door to:

EN SUITE SHOWER ROOM 2.02m x 1.88m (6'7" x 6'2")

Shower cubicle, corner washbasin & WC.

Double BEDROOM 4. 3.73m x 3.32m (12'2" x 10'10")

See on Ground Floor above.

OUTSIDE

Sizeable Front Garden extending to side & access to SIDE PADDOCK.

Integral GARAGE 5.25m max x 3.77m (17'2" max x 12'4")

Double doors at rear.

OUTBUILDINGS

A range of attached single & 2-storey buildings extending to about 123sqm/1,324sqft (Ground floor foot print only)

GARDENS & GROUNDS

The WHOLE SITE extends to about 1.5 ACRES with water & drainage connected. (NB: Previous Planning Permission to accommodate up to 10 Touring Caravans).

PLANNING

In November 2004 full planning permission was granted to accommodate 10 Touring Caravans on the paddocks adjoining the dwelling. (Planning Application 04/01260/FULL Oast House, 10 Richmond Road, Brompton On Swale, North Yorkshire, DL10 7HE.

NOTES

- (1) Freehold
- (2) Council Tax Band: D
- (3) EPC: TBA
- (4) Oast House owns the driveway approach to Shireholme at the rear. Shared maintenance costs TBC
- (5) Mains Water, Electricity & Drainage TBC
- (6) Conservation Area
- (7) NB: 50% Claw-back for 30 years

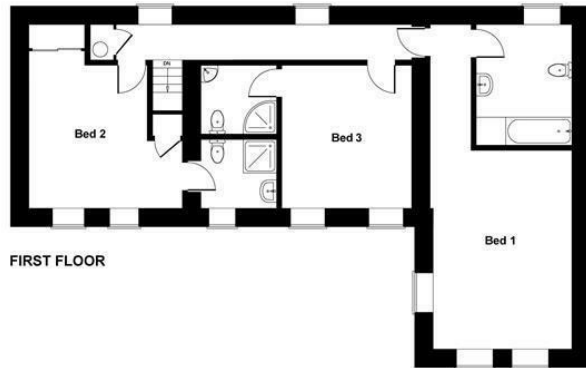


ASKING PRICE £525,000

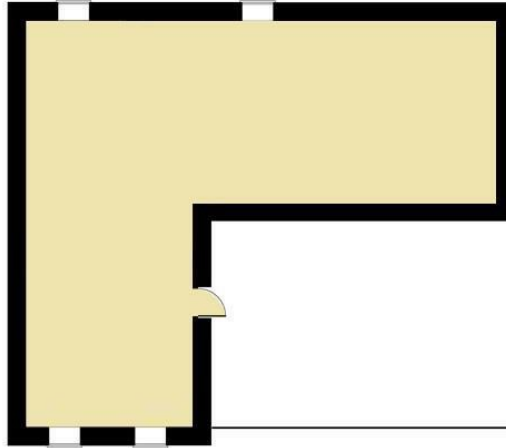
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

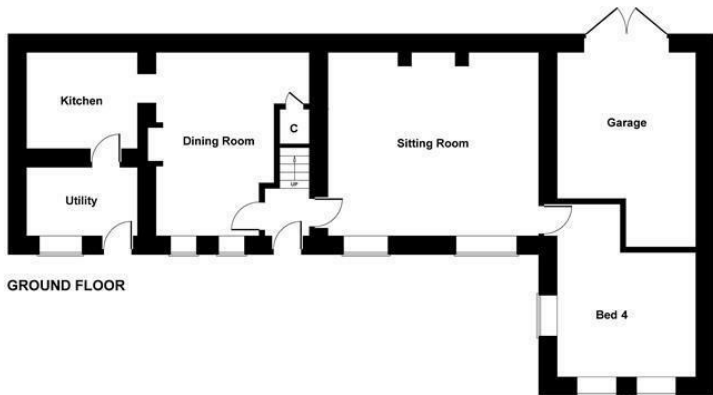
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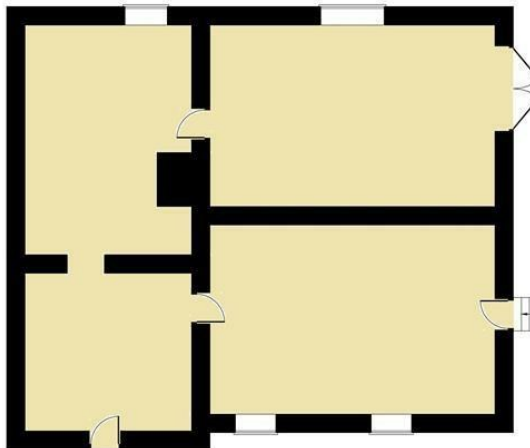
FIRST FLOOR



OUTBUILDING FIRST FLOOR



GROUND FLOOR



OUTBUILDING GROUND FLOOR

Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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