



Snowdon House Brompton On Swale, DL10 7HE
Offers over £545,000

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A VERY DESIRABLE FAMILY HOME For Sale with NO ONWARD CHAIN: Fabulous 6.41m x 6.26m max/21'0" x 20'6" vaulted Farmhouse Kitchen, Dining & Dayroom, large Sitting Room with multi-fuel stove, Utility & Washroom/WC. Adjoining Garage (Scope to create an Office, Studio or Gym etc., subject to planning - See floor plan). 4 double Bedrooms, Bath/Shower Room & En Suite Bath/Shower Room. Enclosed Gardens & Parking. Ground floor under-floor heating (Radiators to upper floors), Gas Central Heating & Double-glazing.

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

PORCH

RECEPTION HALL

Staircase to first floor & useful under stairs cupboard.

WASHROOM/WC 1.86m x 1.32m (6'1" x 4'3")

Washbasin & WC.

SITTING ROOM 6.24m x 3.71m (20'5" x 12'2")

A sizeable room with heavy Oak beams & fireplace with multi-fuel stove. Double-glazed window to front & double-glazed French doors with side screens opening onto the rear flagged patio.

REAR HALL 1.86m x 1.27m (6'1" x 4'1")

Door to outside.

FARMHOUSE KITCHEN/DINING & DAYROOM 6.41m x 6.26m max (21'0" x 20'6" max)

Comprising of:

DINING & DAYROOM

Heavy Oak beams, double-glazed windows to front & rear, & open to:

FARMHOUSE KITCHEN

Eye-catching Oak beamed, high-vaulted ceiling with a large central Oak pillar & surrounding island. The kitchen is fitted with an extensive range of 'soft-close' wall & floor units with woodblock worktops & ceramic 1 & ½ bowl sink unit Range cooker space, integrated fridge, freezer & plumbing for dishwasher. Double-glazed window to front & door to:

UTILITY ROOM 2.95m x 2.54m (9'8" x 8'3")

Fitted with wall & floor units with worktops with 1 & ½ bowl sink unit with plumbing for washing machine under. Double-glazed window to side & doors to outside &:

Adjoining DOUBLE GARAGE 5.88m x 5.46m (19'3" x 17'10")

(Scope to create an Office, Studio or Gym etc., subject to planning - See floor plan).

FIRST FLOOR LANDING

Staircase to upper floor & double-glazed windows to front & rear.

Double BEDROOM 2. 3.68m x 3.58m (12'0" x 11'8")

Double-glazed window to front.

Double BEDROOM 3. 3.11m x 3.07m (10'2" x 10'0")

Double-glazed window to front.

Double BEDROOM 4. 3.11m x 3.06m (10'2" x 10'0")

Double-glazed window to rear with views.

BATH/SHOWER ROOM 3.70m (max) 2.67m x 2.55m (12'1" (max) 8'9" x 8'4")

A sizeable room with panelled bath, separate shower cubicle, washbasin & WC. Karndean flooring & double-glazed window to rear with views.

UPPER LANDING

2 useful storage cupboards with light points.

Double BEDROOM 1. 3.98m x (3.26m min) 3.73m max (13'0" x (10'8" min) 12'2" max)

Twin recessed chimney ledges & double-glazed Velux window to rear with views.

(En Suite) BATH/SHOWER ROOM 3.08m x 2.62m (10'1" x 8'7")

A good sized room with panelled bath, separate shower cubicle, washbasin & WC. Karndean flooring & double-glazed Velux window to rear with views.

OUTSIDE

Attractive stone boundary wall with hedging & lawned garden. Side gate & rear vehicular gates to:

REAR

Gravelled parking area fronting the double garage. Stone flagged patio area, cold water tap & outside lighting, rear lawn, further flagged patio & Raspberry bed.

Adjoining DOUBLE GARAGE 5.88m x 5.46m (19'3" x 17'10")

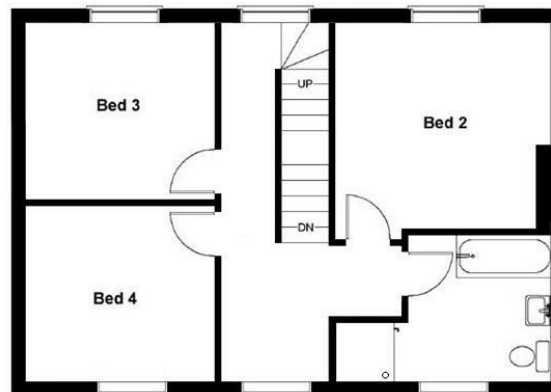
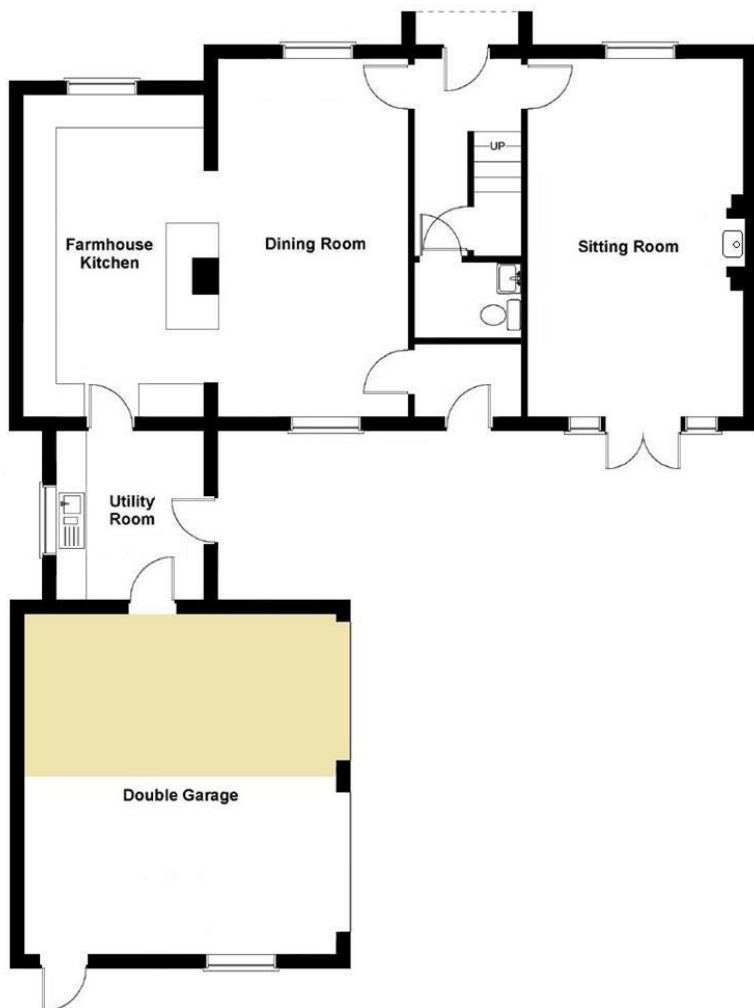
(Scope to create an Office, Studio or Gym etc., subject to planning - See floor plan). Twin up & over electric doors, double-glazed window & door to rear. Strip lighting & 4 double power sockets. Cupboard housing CR Remeha Gas boiler & Stelflow RM cylinder for hot water, under floor & radiator heating.

NOTES

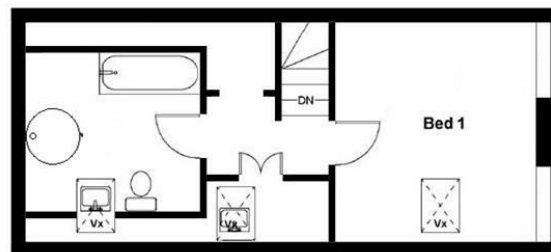
- (1) Freehold
- (2) EPC: 77-C
- (3) Council Tax Band: F
- (4) Mains Gas, Water, Electricity & Drainage



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FIRST FLOOR



SECOND FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PoberPlans.

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		

77 **85**

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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