



Dere House Brompton On Swale, Yorkshire, DL10 7EQ
£549,500

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A HUGE CHARACTER PROPERTY of about 350sqm (3,767sqft): 5 Reception Areas & an impressive 8.08m x 5.85m (26'6" x 19'2") Kitchen, Breakfast & Day Room. 2 staircases, up to 5 Bedrooms with 3 Bath/Shower Rooms (2 En-Suite). Outside are south & west facing Gardens overlooking open countryside, Garage/Workshop & courtyard Parking.

IDEAL for 2 FAMILIES (In-law sharing etc) with 'GUEST WING' & plenty of HOMEWORKING SPACE.

Excellent access A1(M) & A66 at Scotch Corner (Only 4 miles) with mainline stations at Darlington & Northallerton (About 13 miles) – LONDON Kings Cross about 2 hours 20 minutes); Historic Richmond 4 miles.

Vaulted RECEPTION HALL 4.14m x 3.51m (13'6" x 11'6")

Stone-flagged floor & vaulted beamed ceiling, staircase to first floor, doorway to INNER HALL & doorway to:

'GUEST WING'

Ground-Floor BEDROOM 4. 4.39m x 2.95m min (14'4" x 9'8" min)

Fitted wardrobes & window overlooking the garden.

Ground-Floor BEDROOM 5. 3.30m x 2.87m (10'9" x 9'4")

Window overlooking the garden.

BATHROOM 2.71m x 2.49m (8'10" x 8'2")

Free-standing roll-top bath, washbasin & WC.

INNER HALL (To Main House)

Stone-flagged flooring & 2 windows overlooking the courtyard.

CINEMA ROOM/OFFICE etc 4.51m x 2.67m (14'9" x 8'9")

Dual-aspect windows.

SITTING ROOM 7.02m min x (5.24m max) 4.74m min (23'0" min x (17'2" max) 15'6" min)

A superb room with an impressive stone pillar inglenook fireplace with log-stove, beamed ceiling & 2 full-height windows to south overlooking open countryside.

DINING ROOM 5.39m x 4.37m (17'8" x 14'4")

Stone-flagged floor & beamed ceiling. Window & French doors to south overlooking open countryside.

KITCHEN, BREAKFAST & DAY ROOM 8.08m x 5.85m max (26'6" x 19'2" max)

Fitted with under-lit wall, floor units & island unit with Granite worktops, twin inset steel sinks, range cooker space, integrated fridge & plumbing for dishwasher. Stone-flagged & Oak flooring, corner log-stove, dual aspect windows & French doors to rear.

UTILITY ROOM 3.63m x 2.26m (11'10" x 7'4")

Fitted with under-lit wall & floor units with worktops & inset sink, integrated oven & plumbing for washing machine. Stone-flagged flooring, door to rear & second staircase up to Rear Landing.

WASHROOM/WC 1.98m x 1.06m (6'5" x 3'5")

Washbasin & WC.

FIRST-FLOOR GALLERIED LANDING

Walk-in STORE (2.06m x 1.07m/6'9" x 3'6") & built-in cupboards.

BEDROOM 1. 8.91m x 4.27m overall (29'2" x 14'0" overall)

Including EN-SUITE SHOWER ROOM (2.55m x 2.14m/8'4" x 7'0") with shower area, inset washbasin & WC; Walk-in WARDROBE (1.53m x 1.19m/5'0" x 3'10") & fitted wardrobes. 3 Velux windows.

BEDROOM 2. 5.69m max x 5.25m max (18'8" max x 17'2" max)

An 'L-shaped' room with 2 Velux windows.

EN-SUITE BATHROOM 2.24m x 2.22m (7'4" x 7'3")

Panelled bath, washbasin & WC. Beyond is a 2.22m x 1.22m (7'3" x 4'0") Airing Cupboard housing the hot-water cylinder.

BEDROOM 3. 4.08m x 2.49m (13'4" x 8'2")

Velux window.

BEDROOM 4. 4.39m x 2.95m min (14'4" x 9'8" min)

BEDROOM 5. 3.30m x 2.87m (10'9" x 9'4")

See ground-floor GUEST WING above.

First-Floor LOUNGE 4.42m x (9.47m max) 4.12m (14'6" x (31'0" max) 13'6")

Velux window.

OFFICE etc 4.08m x 2.49m (13'4" x 8'2")

Velux window.

Rear LANDING 4.58m max x 4.22m (15'0" max x 13'10")

Second staircase down to Utility Room.

OUTSIDE FRONT

Approach driveway & extensive 'cobbled' courtyard area. Screened Storage Area with oil boiler, oil tank & bin storage.

GARAGE/WORKSHOP 8.08m x 2.85m (26'6" x 9'4")

Strip-lighting & power.

OUTSIDE REAR (VIEWS)

South & West facing lawned Gardens with fields beyond (NOT PART of the PROPERTY), several seating areas & lovely GAZEBO (3.60m x 3.53m/11'9" x 11'6") with power connected.

NOTES

- (1) Council Tax Band: G
- (2) EPC: 65-D
- (3) Oil Central Heating, Double Glazing & Solar Panels (RHI Payments TNA)
- (4) Septic Tank Drainage
- (5) We understand that Dere House owns the approach driveway & the courtyard, with the 2 neighbouring properties having rights of access & 2 parking bays each. The land beyond the garden of Dere House is not part of the property.



£549,500



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(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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