



Garth House Gatherley Road, Brompton On Swale, DL10 7JF
£564,950

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LARGE 5 BEDROOM CHARACTER HOME with ANNEX Cottage/Bungalow (244sqm (2,626sqft in all), discreetly situated on a plot of about 0.22 acres. Extensive PARKING, South Facing COURTYARD, Private PATIO GARDEN & Enclosed Rear GARDENS. For Sale with NO ONWARD CHAIN. HOUSE (169sqm/1,819sqft): Huge 8.61m x 4.63m (28'2" x 15'2") Main LIVING ROOM, 7.68m (25'2") KITCHEN & DAY ROOM, Large OFFICE/BED 5, WASHROOM/WC & UTILITY ROOM; 4 good BEDROOMS & large BATH/SHOWER ROOM (Space for EN-SUITE). Detached ANNEX (75sqm/807sqft): Huge 6.52m x 5.86m (21'4" x 19'2") KITCHEN, DINING & SITTING ROOM, 4.85m (15'10") GARDEN ROOM, Double BEDROOM & SHOWER ROOM.

Historic Richmond just 4 miles, excellent access to the A1(M) & A66 at Scotch Corner just over 3 miles, Darlington mainline station about 12 miles - LONDON Kings Cross 2 hours 20 minutes. This popular village has a Shop/Post Office, Pubs, a Primary School & pleasant local walks.

Main House:

HALL

Oak flooring, windows to sides & staircase to first floor.

Huge SITTING ROOM 8.61m x 4.63m (28'2" x 15'2")

Recessed multi-fuel stove, Oak floor unit, Oak panelling & flooring. Deep built-in store cupboard, UPVC double-glazed windows to front & rear & UPVC double-glazed patio doors to outside.

KITCHEN & DAY ROOM 7.68m overall (25'2" overall)

Comprising:

KITCHEN AREA

Stone slate floor & fitted with wall & floor units with Oak worktops, inset sink & range cooker space. UPVC double-glazed window to front & open to:

Vaulted DAY ROOM 3.78m max x 2.60m (12'4" max x 8'6")

Oak flooring & wood-stove. Velux window, UPVC double-glazed windows & UPVC double-glazed patio doors to outside.

INNER HALL

OFFICE/BEDROOM 5. 3.51m x 3.22m max (11'6" x 10'6" max)

Oak flooring & cupboard housing Potterton oil boiler. Oak flooring & UPVC double-glazed patio doors to outside.

WASHROOM/WC 1.58m x 1.34m (5'2" x 4'4")

Washbasin & WC. UPVC double-glazed window to rear.

UTILITY ROOM 2.57m x (2.14m max) 1.53m (8'5" x (7'0" max) 5'0")

Part-vaulted with worktop, Belfast sink & plumbing for washing machine. Velux window & UPVC double-glazed door to outside.

FIRST FLOOR LANDING

UPVC double-glazed windows to rear.

WC

Small WC off Landing.

BEDROOM 1. 4.59m x 3.67m (15'0" x 12'0")

UPVC double-glazed windows to front & rear.

BEDROOM 2. 4.02m max (3.00m min) x 2.60m (13'2" max (9'10" min) x 8'6")

Including built-in wardrobes & walk-in area (1.64m x 0.95m/5'4" x 3'1" with plumbing for shower). Ceiling beam & UPVC double-glazed window to front.

BEDROOM 3. 3.56m x 2.95m (11'8" x 9'8")

Ceiling beam & UPVC double-glazed window to front.

BEDROOM 4. 4.68m x 2.38m (15'4" x 7'9")

Ceiling beam & UPVC double-glazed window to front.

BATH/SHOWER ROOM 3.60m x 2.66m (11'9" x 8'8")

P-shaped bath, separate shower cubicle, twin-inset washbasins & WC. Fitted airing cupboard with hot-water cylinder. UPVC double-glazed window to front.

Detached Annex:

GARDEN ROOM 4.85m x 2.29m into sill (15'10" x 7'6" into sill)

A great general-purpose room with under-floor heating, exposed brick & stone features. Double-glazed windows & patio doors. Double doors to:

Huge Vaulted KITCHEN, DINING & SITTING ROOM 6.52m x 5.86m (21'4" x 19'2")

Truss-vaulted ceiling with Velux windows, dual-aspect windows & comprising:

KITCHEN AREA & DINING AREA:

Fitted with wall & floor units & worktops with & inset 1½ bowl sink, integrated electric oven/grill & ceramic hob with extractor over & plumbing for dishwasher & washing machine. 2 Velux windows & 2 windows to side.

SITTING AREA

Fireplace, 2 Velux windows & window to side.

INNER HALL

Built-in cupboard housing hot-water cylinder & Warm-flow oil boiler. Window to rear.

Double BEDROOM 3.37m x 3.21m (11'0" x 10'6")

Including fitted bedroom furniture. Window overlooking the gardens.

BATH/ SHOWER ROOM 3.37m x (2.14m max) 1.40m min (11'0" x (7'0" max) 4'7" min)

Large shower cubicle, washbasin & WC. Fitted cupboard & window to side.

OUTSIDE FRONT

Private approach lane with 5-bar gates to extensive gravel courtyard & multi-vehicle parking – up to 12 vehicles! Large GREENHOUSE (5.60m x 2.50m/18'4" x 8'2"). Side 5-bar gates to:

PATIO GARDEN & REAR GARDENS

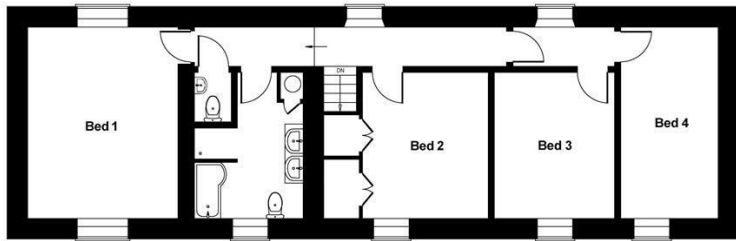
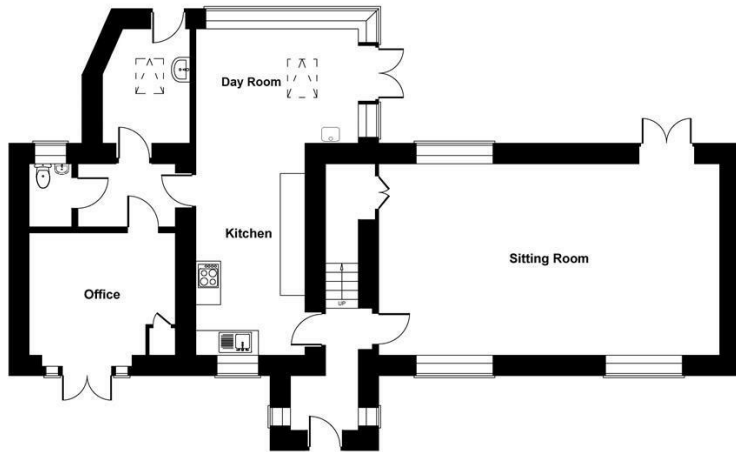
Very Private PATIO GARDEN, stone-flagged with outside lighting – ideal for a HOT TUB. Enclosed REAR GARDENS with lawn, flowers/shrub borders, fruit & ornamental trees.

NOTES

- (1) Freehold
- (2) Council Tax Band: Main House: E, Annex: A
- (3) EPC: 54-E
- (4) Both have Oil Central Heating & UPVC double-glazing

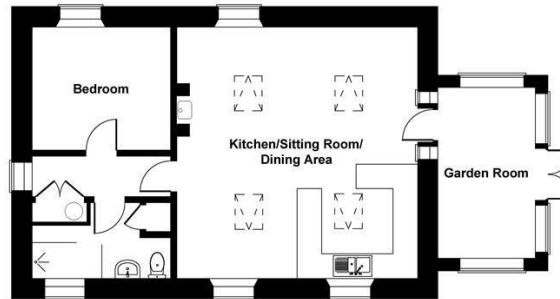


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FIRST FLOOR

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. 2025



ANNEXE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(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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