



# White House

Patrick Brompton, Bedale, North Yorkshire, DL8 1JL



Robin Jessop

# A DOUBLE FRONTED CHARACTER COTTAGE IN A POPULAR VILLAGE LOCATION WITH PARKING & GARDEN

- Double Fronted Semi-Detached Cottage
- Three Bedrooms
- Two Reception Rooms
- Updating Required Throughout
- Pretty Rear Garden
- Range of Useful Stores
- Off Road Parking
- Village Location
- Guide Price: £295,000

## SITUATION

Bedale 4 miles. Leyburn 7 miles. Richmond 8 miles. Northallerton 11 miles. Thirsk 19 miles. Ripon 19 miles, Harrogate 32 miles. A1(M) Interchange at Leeming 4 miles.

Patrick Brompton is a very desirable rural village, accessed via the A684 which runs between Bedale and Leyburn. The village is often referred to as the 'Gateway to the Dales' and offers a number of local amenities such as a newly renovated pub and the well-used St Patrick's Church.

The nearby market towns of Bedale, Leyburn and Northallerton also feature a wide range of facilities and amenities. Patrick Brompton is well positioned to easily access the A1(M) bringing larger centres such as Darlington, Newcastle and Leeds into reasonable commuting distance.



## DESCRIPTION

White House is an attractive, double fronted semi-detached cottage which stands well, set back from the A684 in the village of Patrick Brompton. The property does require updating throughout but currently offers comfortable accommodation across two floors.

The property is entered into via an inner lobby with the staircase leading up to the first floor. There are two well-proportioned reception rooms, one of which has a multi fuel stove and the other has a gas fire. There is a compact kitchen with a range of units, oven with hob and space for a fridge freezer and a window overlooking the garden at the rear. There is a ground floor shower room with WC, basin and shower cubicle.

To the first floor there are two large bedrooms to the front with a small box room with eaves storage at the back. This also has a WC and basin which would allow reconfiguration to create an upstairs bathroom or a third bedroom if required. This is also plumbed for a washing machine.

Externally the property is complemented by a useful range of traditional stone stores which provide excellent storage or could be converted to create a home office or studio (subject to necessary consents). There is also a delightful rear garden with lawn, patio and established flower beds.

To the front there is an open fronted garage together with off road parking for a number of vehicles.

Overall, White House would make an excellent full-time home on the edge of the Yorkshire Dales.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

Strictly by Appointment with Robin Jessop Ltd – telephone 01969 622800 or 01677 425950

### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is



now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

#### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

#### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure. Please note the property is not currently registered with Land Registry.

#### WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

[///ankle.feasting.cabin](https://what3words.com/ankle.feasting.cabin)

#### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

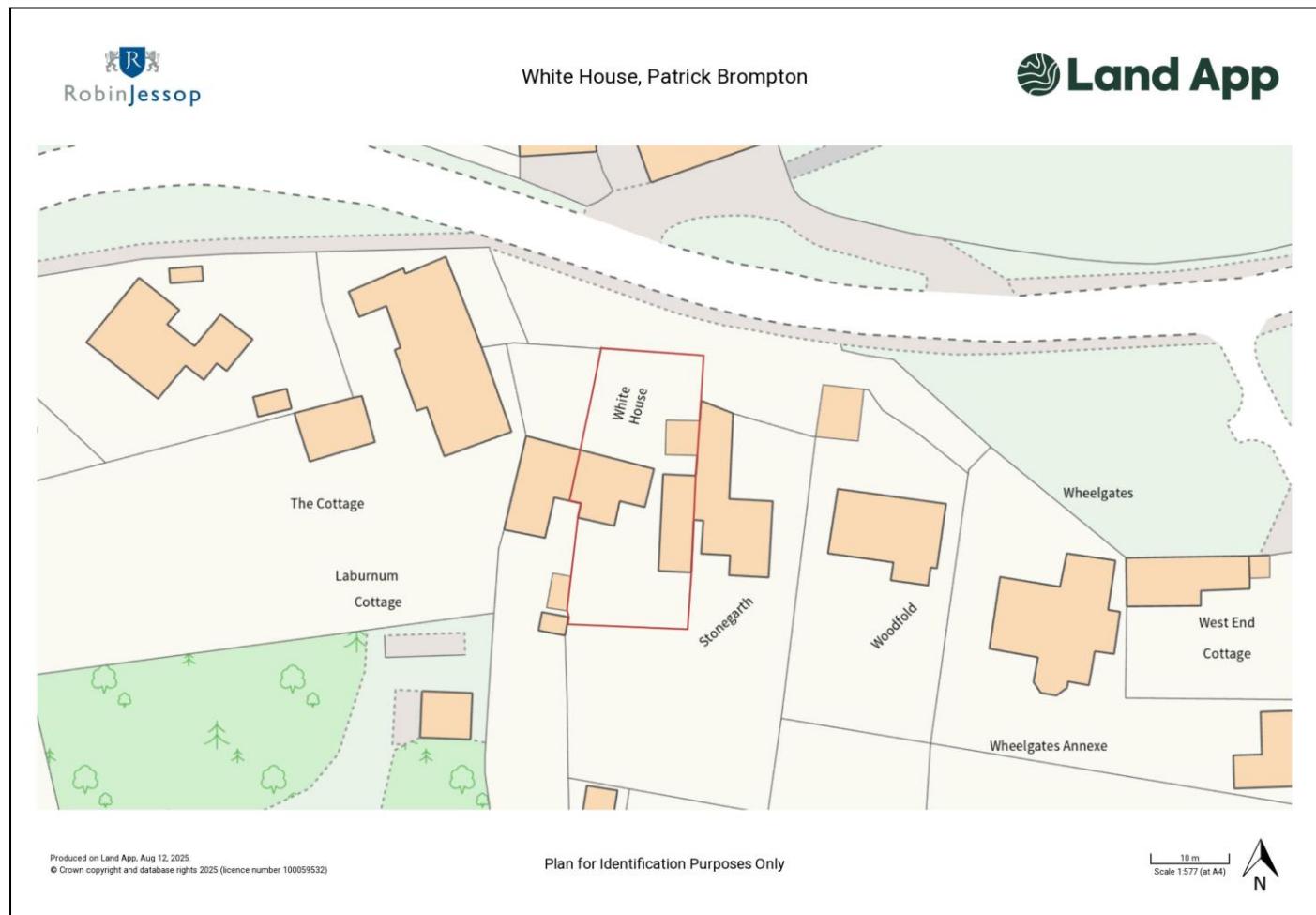
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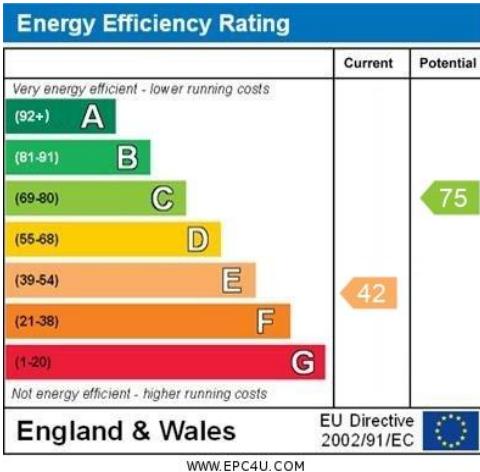
#### SERVICES

Mains electricity. Mains water. Mains drainage. Night Storage Heating. Broadband connection available.

#### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

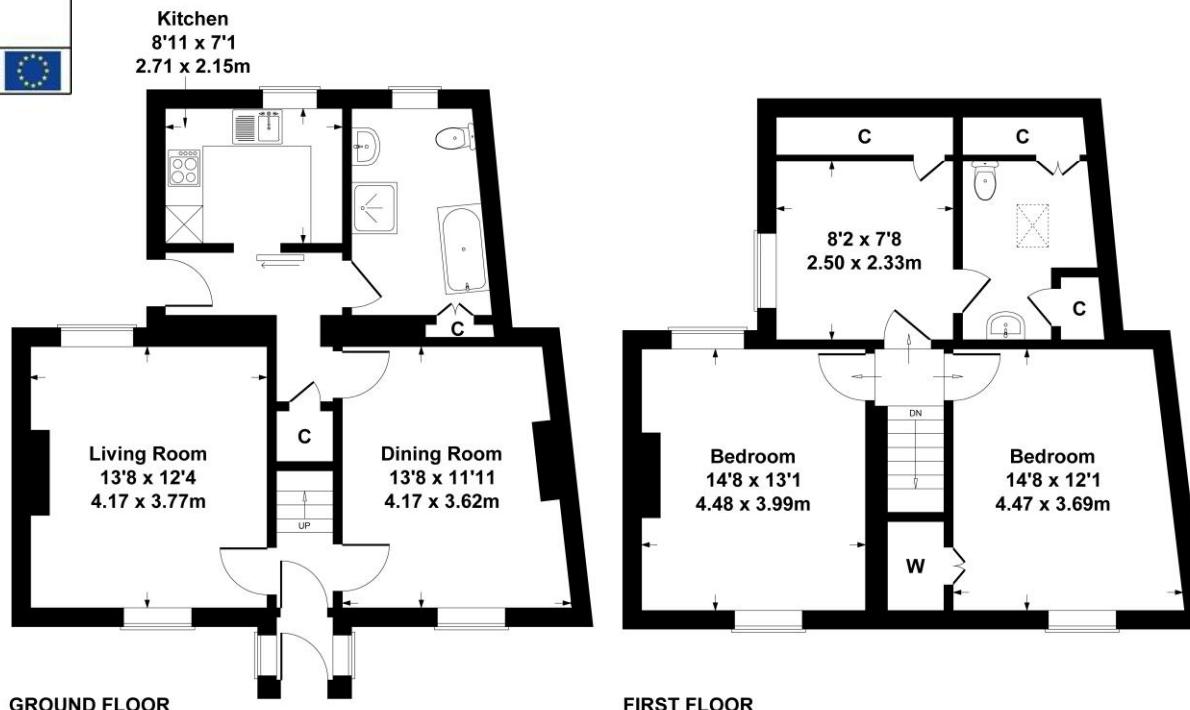




## White House, Patrick Brompton, DL8 1JL

Approximate gross internal area

Total 109 sq m - 1173 sq ft



### 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

