



# The Old Vicarage

35 Northallerton Road, Brompton, DL6 2QA



Robin Jessop



# A UNIQUE AND EXTREMELY WELL PRESENTED PERIOD PROPERTY SET IN A LARGE PLOT WITH FURTHER EXTENSION POTENTIAL.

- A Period Property
- Five Bedroom Accommodation
- Well Presented Throughout
- Substantial Garage with Parking for Multiple Cars
- Planning Permission to Extend Further
- Large and Private Wrap Around Gardens
- Accessible Location
- Brimming With Nature
- Guide Price: £895,000

## SITUATION

Northallerton 1.6 miles, A19 Interchange at Osmotherley 5 miles, A1(M) Interchange at Leeming Bar 8 miles, Thirsk 10 miles, Darlington 15 miles, York 33 miles (all distances are approximates).

The Old Vicarage is well situated set back off Northallerton Road between the villages of Brompton and Northallerton. It is nearby to the desirable market town of Northallerton and within easy reach of a wide range of shops, amenities and facilities, including a train station with a regular service to London Kings Cross.

The Old Vicarage is also in close proximity to both the A1(M) and the A19, bringing larger centres such as Teesside, Harrogate and Leeds within reasonable commuting distance.

## DESCRIPTION

The Old Vicarage comes to the market and offers an incredibly unique opportunity to purchase a large family home which has been tastefully renovated. The property offers a unique blend of character features and modern aesthetics whilst being surrounded by a incredibly private and mature gardens, making it a nature lovers paradise. The property has the benefit of planning





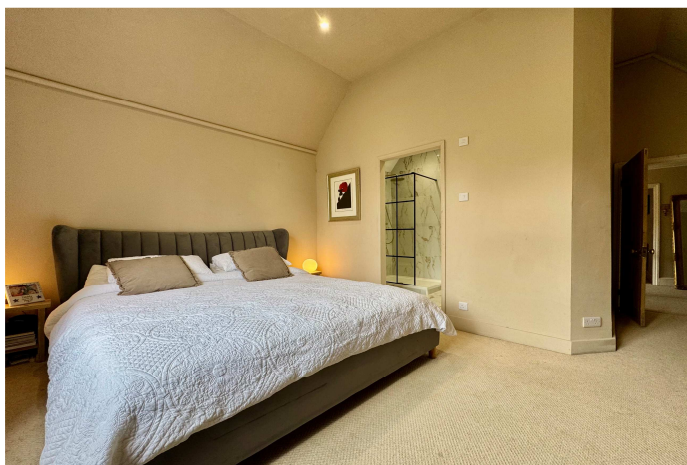
permission to further extend the accommodation to create a bespoke family home.

The property is accessed via a gated driveway off Northallerton Road, which has been strategically designed to provide privacy and shelter from the roadside. The property is entered and naturally reaches the wide and inviting hallway with restored original limestone floor, then transitioning to the modern aesthetics.

From the main hallway you are able to access the sitting room with reconditioned timber floor, original arched alcoves and open fireplace with a marble surround. As well as the dining room which currently doubles up as an office space and leads to the garden room, over looking the pond and garden, offering a serene environment to watch the gardens nature. The hallway further leads into a second sitting room, again with reconditioned timber floor, original arched alcoves and decorative fireplace with marble surround and bay window providing a light and airy environment. At the end of the hallway is a very useful utility area with a W.C which has been well equipped to support family living. The ground floor is further finished off by a pantry/utility area and the kitchen. The kitchen would benefit from some updating, although it is fully workable. Planning permission has been approved to extend the ground floor and create a kitchen which will complement the rest of the house, whilst also being designed to fully suit the needs and style of its owner. The approved plans of this extension have been included in the brochure.

The first floor of the property is accessed via a staircase in the hallway and leads to a light and open landing. It features four good sized double bedrooms and a single bedroom. The master bedroom is very well proportioned with a feature bay window and also benefits from a dressing area. One of the other double bedrooms benefits from a very attractive ensuite with walk in shower, bath, W.C. and vanity unit, which is ideal to be used as a guest bedroom. The single room is perfect for a nursery or to be used as a home office. The first floor of the property is completed by a family bathroom with walk in shower, sink with vanity unit and bath over looking the garden.

Externally, the property features a large parking area to the front which is suitable for parking a number of cars. The parking area then leads around into a paved courtyard which features the large garage, with up and over doors and large store to the side with W.C. The garage also benefits from planning permission to be converted to create a detached annex. However, it is equally useful for a home office, gym as well as a number of other uses. The Old Vicarage features a large wrap around lawn garden which surrounds the





property on three sides. Its privacy and tranquility is secured by the mature trees and hedges which follow the boundary. The garden also benefits from other features such as the outdoor kitchen area, enclosed sitting area, childrens play area, functional vegetable garden, greenhouses and pond. In total the garden offers a fantastic family potential, whilst maintaining its peaceful and environmentally diverse nature

#### 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.

##### WHAT3WORDS

///washroom.shield.super

##### FIXTURES & FITTINGS

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

##### PLANNING

Please note that the property has planning permission granted for an extension. The planning reference is -

##### TENURE

Freehold with vacant possession.

##### COUNCIL TAX

Band G.

##### SERVICES

Mains electricity. Mains water. Mains Drainage . Mains Gas. Broadband connection available.

##### LOCAL AUTHORITY

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

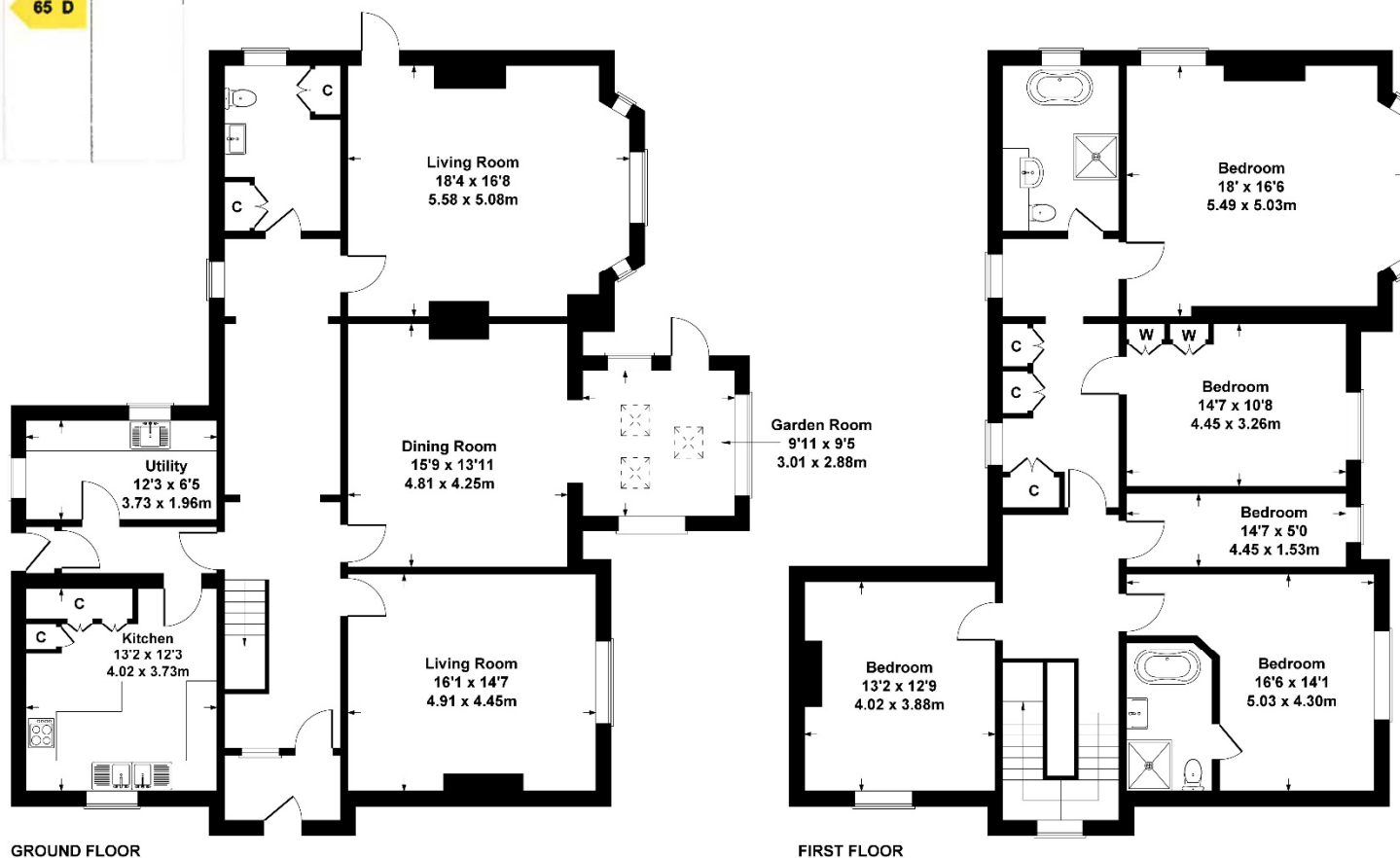




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Old Vicarage, Brompton, Northallerton, DL6 2QA

Approximate gross internal area  
House 267 sq m - 2874 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.

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