



Oak View

Church Road, Patrick Brompton, DL8 1JN



Robin Jessop

A Stunning Three Bedroom Stone Cottage in a Sought-After Village with a Beautiful Rear Garden and Useful Outbuildings

- Attractive Stone Built Cottage
- Beautifully Presented Throughout
- Three Bedrooms
- Open Plan Kitchen and Dining Room
- Large Rear Garden Overlooking Open Countryside
- Accessible Location – Gateway to the Dales
- Viewing by Appointment Only
- Guide Price: £550,000

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.

INTRODUCTION

Tucked away on the western edge of the village of Patrick Brompton, Oak View, is a beautifully presented and well-maintained stone-built detached cottage. This attractive home offers flexible and spacious family accommodation, blending original charm with modern comfort. Oak View is fully double glazed and centrally heated via an efficient air source heat pump, installed in 2024.



DESCRIPTION

Internally, the property is entered via the kitchen which was a new extension in 2012. This bright and welcoming room is flooded with natural light courtesy of the velux window and French doors that open out onto the rear patio.

The kitchen features a generous range of cream wall and base units and includes a number of integrated appliances such as a Rangemaster cooker with gas hob and dishwasher. Adjoining the kitchen is a large walk-in pantry with ample shelving and plumbing for a washing machine, providing further storage.

The hallway benefits from beautifully crafted alcove storage, neatly concealed behind handcrafted oak doors, as well as a useful downstairs W.C and understairs cupboard.

To the front of the property, there are two charming reception rooms. The main sitting room is complemented by a multifuel stove with a brick surround. The oak-shelved alcove is in keeping with the character of the property together with the handcrafted feature beam. The second reception room provides a cosy snug with original wooden flooring and an open fire, perfect for winter evenings.

To the first floor, there are three bedrooms and a family bathroom. Two of which are generously proportioned doubles, thoughtfully finished to retain original features including exposed oak beams, built-in cupboards, aswell as an original fireplace in the second bedroom. The third room is a versatile space, which could be used as a bedroom, study or nursery. A spacious, well-insulated loft, partially boarded, offers further potential for expansion, subject to the necessary planning consents.

Externally, the property is complemented by both front and rear gardens. The rear garden is particularly impressive, arranged over two tiers. The upper tier features a large patio, perfect for 'alfresco' dining, while the lower level is laid to lawn, with raised beds, a greenhouse and potting shed, ideal for keen gardeners.

At the far end lies a mature orchard with apple, pear, and plum trees. The garden enjoys open views across the surrounding countryside, providing a tranquil and private outdoor space. The property also offers a wealth of outdoor storage, including a log store, woodshed, workshop, greenhouse and a large two-level garage. To the side of the property is a private driveway providing parking for a number of vehicles.

Oak View presents a unique opportunity to acquire a characterful and well-appointed cottage with generous indoor and outdoor living space, situated in a peaceful and sought-after village location. Viewing is strongly advised.



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

///using.people.livid

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

Mains electricity. Mains water. Mains drainage. Air Source Heat Pump.

BROADBAND

High speed connection available.

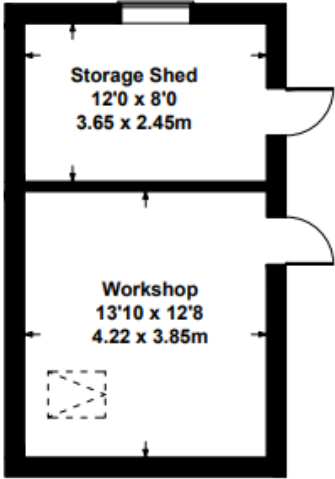
LOCAL AUTHORITY

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

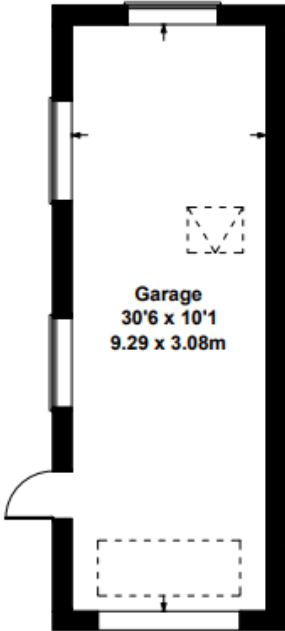


Oak View, Patrick Brompton

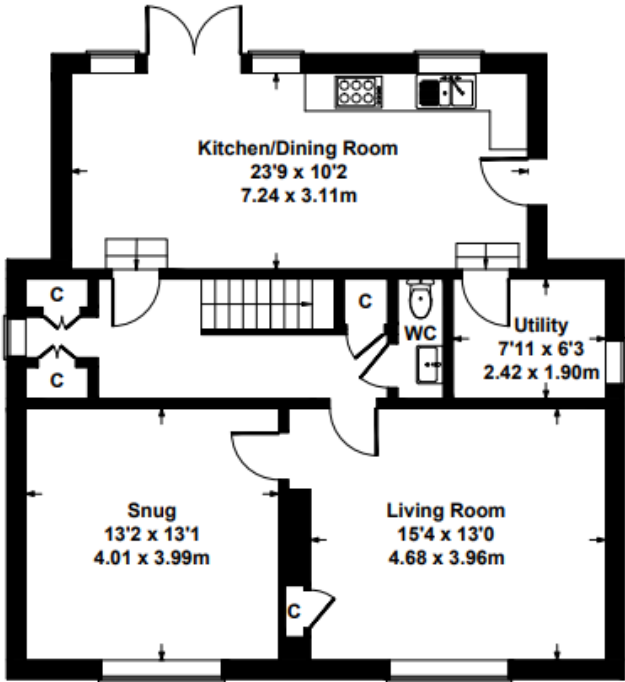
Approximate gross internal area
House: 135 sq m - 1453 sq ft
Garage: 29 sq m - 312 sq ft
Outbuilding: 26 sq m - 280 sq ft
Total 190 sq m - 2045 sq ft



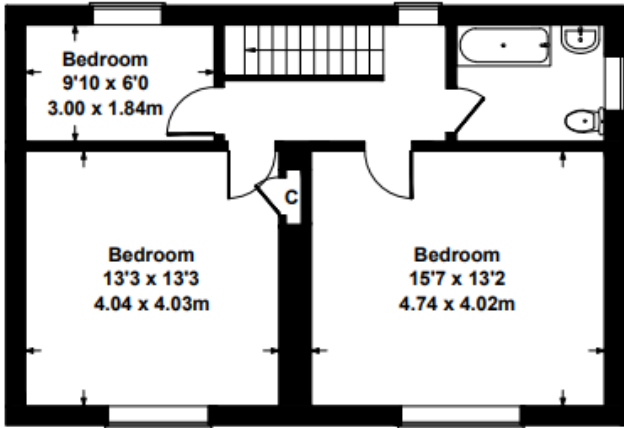
OUTBUILDING



GARAGE



GROUND FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

