



Snowdon House Brompton On Swale, DL10 7HE  
£1,500



**PORCH**

**RECEPTION HALL**

Staircase to first floor & useful under stairs cupboard.

**WASHROOM/WC 1.86m x 1.32m (6'1" x 4'3")**

Washbasin & WC.

**SITTING ROOM 6.24m x 3.71m (20'5" x 12'2")**

A sizeable room with heavy Oak beams & fireplace with multi-fuel stove. Double-glazed window to front & double-glazed French doors with side screens opening onto the rear flagged patio.

**REAR HALL 1.86m x 1.27m (6'1" x 4'1")**

Door to outside.

**FARMHOUSE KITCHEN/DINING & DAYROOM 6.41m x 6.26m max (21'0" x 20'6" max)**

Comprising of:

**DINING & DAYROOM**

Heavy Oak beams, double-glazed windows to front & rear, & open to:

**FARMHOUSE KITCHEN**

Eye-catching Oak beamed, high-vaulted ceiling with a large central Oak pillar & surrounding island. The kitchen is fitted with an extensive range of 'soft-close' wall & floor units with woodblock worktops & ceramic 1 & ½ bowl sink unit Range cooker space, integrated fridge, freezer & plumbing for dishwasher. Double-glazed window to front & door to:

**UTILITY ROOM 2.95m x 2.54m (9'8" x 8'3")**

Fitted with wall & floor units with worktops with 1 & ½ bowl sink unit with plumbing for washing machine under. Double-glazed window to side & doors to outside &:

**Adjoining DOUBLE GARAGE 5.88m x 5.46m (19'3" x 17'10")**

(Scope to create an Office, Studio or Gym etc., subject to planning - See floor plan).

**FIRST FLOOR LANDING**

Staircase to upper floor & double-glazed windows to front & rear.

**Double BEDROOM 2. 3.68m x 3.58m (12'0" x 11'8")**

Double-glazed window to front.

**Double BEDROOM 3. 3.11m x 3.07m (10'2" x 10'0")**

Double-glazed window to front.

**Double BEDROOM 4. 3.11m x 3.06m (10'2" x 10'0")**

Double-glazed window to rear with views.

**BATH/SHOWER ROOM 3.70m (max) 2.67m x 2.55m (12'1" (max) 8'9" x 8'4")**

A sizeable room with panelled bath, separate shower cubicle, washbasin & WC. Karndean flooring & double-glazed window to rear with views.

**UPPER LANDING**

2 useful storage cupboards with light points.

**Double BEDROOM 1. 3.98m x (3.26m min) 3.73m max (13'0" x (10'8" min) 12'2" max)**

Twin recessed chimney ledges & double-glazed Velux window to rear with views.

**(En Suite) BATH/SHOWER ROOM 3.08m x 2.62m (10'1" x 8'7")**

A good sized room with panelled bath, separate shower cubicle, washbasin & WC. Karndean flooring & double-glazed Velux window to rear with views.

**OUTSIDE**

Attractive stone boundary wall with hedging & lawned garden. Side gate & rear vehicular gates to:

**REAR**

Gravelled parking area fronting the double garage. Stone flagged patio area, cold water tap & outside lighting, rear lawn, further flagged patio & Raspberry bed.

**Adjoining DOUBLE GARAGE 5.88m x 5.46m (19'3" x 17'10")**

(Scope to create an Office, Studio or Gym etc., subject to planning - See floor plan). Twin up & over electric doors, double-glazed window & door to rear. Strip lighting & 4 double power sockets. Cupboard housing CR Remeha Gas boiler & Stelflow RM cylinder for hot water, under floor & radiator heating.

**NOTES**

- (1) Freehold
- (2) EPC: 77-C
- (3) Council Tax Band: F
- (4) Mains Gas, Water, Electricity & Drainage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	85
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No reconnaissance has been made by the seller, the agent or PoberPlaza.