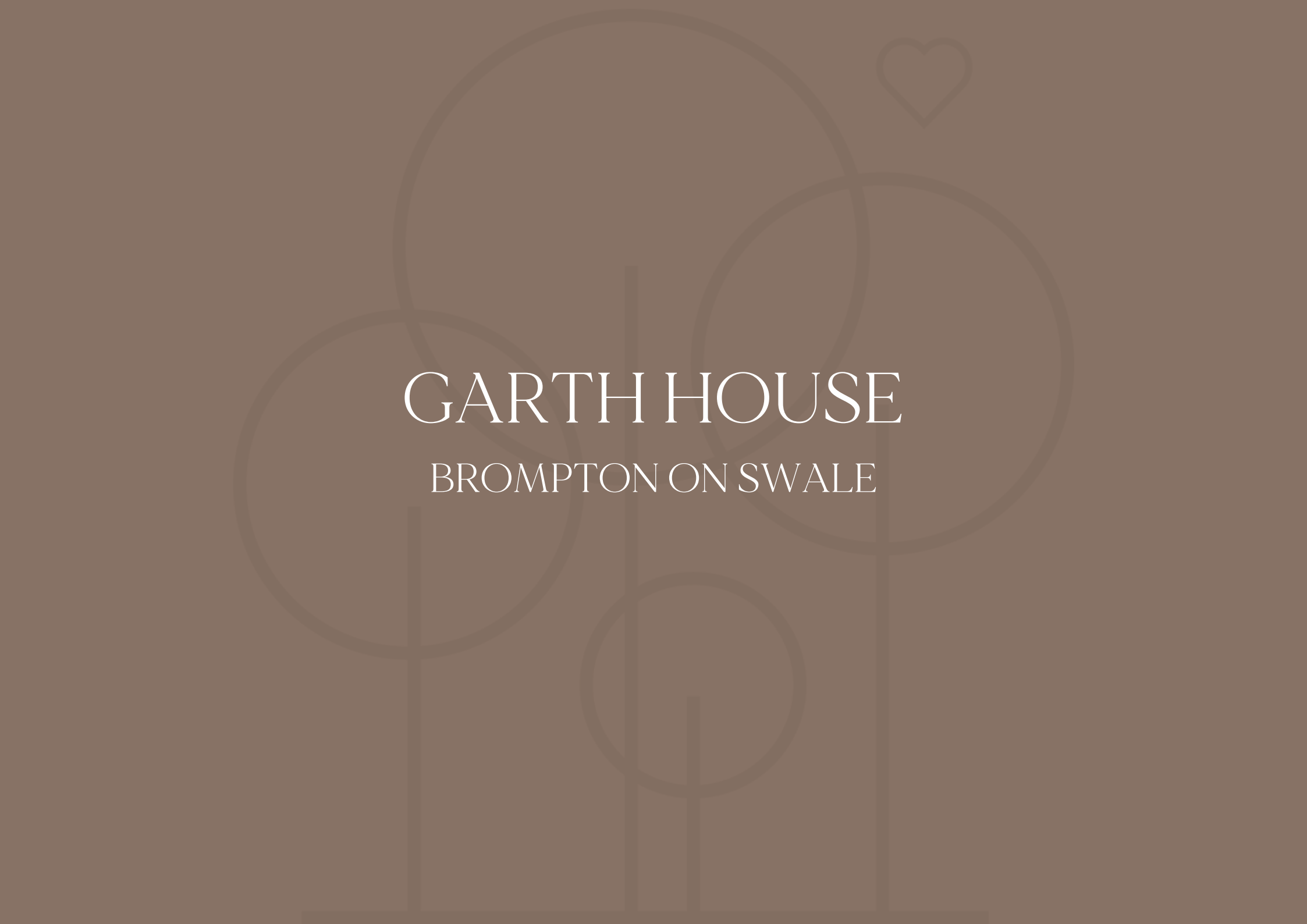


The background is a solid dark brown color. Overlaid on this are several faint, light brown line-art elements. There are four stylized trees, each consisting of a vertical line for a trunk and a circle for a canopy. The trees are of varying heights and are positioned across the lower half of the image. In the upper right quadrant, there is a small, simple heart shape.

GARTH HOUSE

BROMPTON ON SWALE

Garth House, Brompton on Swale

Brompton-on-Swale is a semi-rural village with everything you need day to day, including a local shop, pubs, and a primary school. There are plenty of scenic walks surrounding the area, and Scotch Corner is close by for quick access to the A1 and A66. Bus routes run through the village, and Darlington's mainline train station is around a 15-minute drive, making travel straightforward.





Welcome home...

Garth House has the sort of setting that is increasingly difficult to find. Hidden from the road and approached along a private driveway, the stone-built former coach house has an attractive traditional exterior and a real sense of privacy on arrival.

Step inside and the scale of the accommodation quickly becomes apparent. The standout sitting room is particularly impressive, with plenty of space for larger furniture and family gatherings, wooden flooring and a log-burning stove creating a focal point.

The kitchen and dining space is next. A freestanding kitchen incorporates a one-and-a-half bowl sink and Rangemaster oven, while a second log-burning stove sits within the dining area. There is also a separate office, ideal for anyone working from home, alongside an additional day room which gives the ground floor even more flexibility.

Upstairs are four bedrooms and the main family bathroom, creating a practical separation between the busy living areas below and the quieter bedroom accommodation above.









The Annex

One of the property's biggest advantages is the separate one-bedroom annexe.

Independent from the main house, it includes its own kitchen, sitting and dining space, bedroom, bathroom and garden room. The garden room benefits from underfloor heating, while the annexe has its own oil-fired heating system.

There is also a chimney breast within the main annexe living area, offering the potential for a log-burning stove subject to the appropriate inspection and installation.

For families looking to live together while retaining their own space, this is a particularly useful arrangement. It could equally suit regular guests or someone wanting a substantial home-working space separate from the main house.







Outside...

Despite the amount of accommodation, Garth House still enjoys plenty of outdoor space. A private patio sits between the house and annexe, while the main garden provides room to relax, garden and enjoy the warmer months.

Closer to the driveway is an allotment-style area with a chicken coop, together with a large greenhouse which will remain at the property. The extensive gravelled driveway provides parking for numerous vehicles, particularly useful for a larger or multi-generational household.



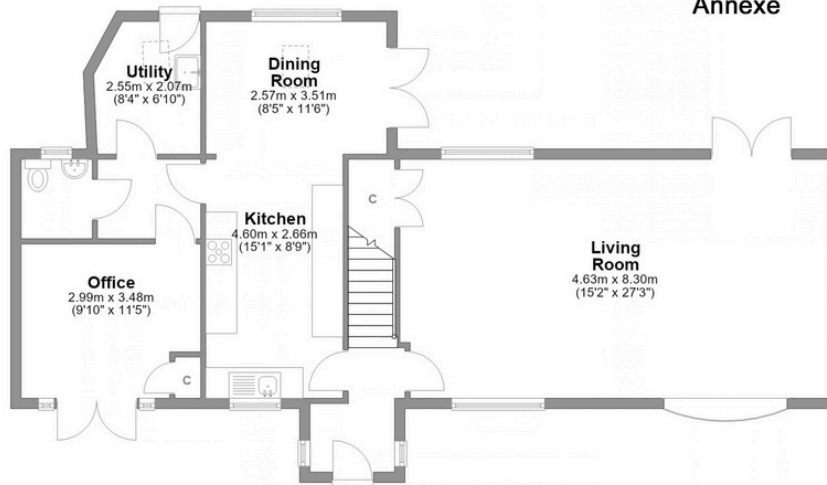


Garth House Brompton on Swale

Total area: approx. 249.9 sq. metres (2689.6 sq. feet)



Annexe



Ground Floor

Approx. 175.5 sq. metres (1889.4 sq. feet)



First Floor

Approx. 74.3 sq. metres (800.2 sq. feet)

LOVE PROPERTY.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

Created especially for Love Property by Vue3sixty Ltd