



Lacey's Cottage, 55 Richmond Road, Brompton On Swale, DL10 7HF  
£260,000

## Lacey's Cottage, 55 Richmond Road, Brompton On Swale, DL10 7HF

LOVELY REFURBISHED Character Cottage (Circa 1768) For Sale with NO ONWARD CHAIN. Sitting Room with open fireplace, Dining Area & Kitchen, Bath/Shower Room & 2 Bedrooms. Garden, South Facing Patio Garden & Outbuilding.

This very popular village has a Shop/Post Office, Pubs, a Primary School & pleasant local (River) walks. Excellent access to the A1(M) & A66 at Scotch Corner (About 4 miles); mainline from Darlington to LONDON Kings Cross (2 hours 20 minutes) – 13 miles & historic Richmond about 3 miles. A1(M) about 2 miles (Scotch Corner & A66 4 miles) & Darlington mainline station about 13 miles - London Kings Cross 2 hours 20 minutes.

### PORCH

Feature arched entrance door & stone mullion surround inner door to:

### SITTING ROOM 4.58m into bay x 4.xx x (15'0" into bay x 13'1"xx x )

Including staircase to first floor with under-stair store cupboard. Cast iron open fireplace, beamed ceiling, pine floor & nook-cupboard. UPVC double-glazed bay window to front & door to:

### KITCHEN & DINING ROOM 5.49m x (4.00m max) 2.14m min overall (18'0" x (13'1" max) 7'0" min overall)

Lovely stone-flagged & Pine flooring. Fitted with wall & floor units & worktops with inset sink & plumbing for washing machine under. Feature beamed recess with integrated electric oven & hob with extractor over. DINING AREA with beamed ceiling & shelved nook. Velux window, UPVC double-glazed window & door to outside, & door to:

### BATH/SHOWER ROOM 2.99m x 1.41m (9'9" x 4'7")

Exposed feature stone wall & stone flooring. Panelled bath with mixer-shower over, washbasin & WC. Corner cupboard with hot-water cylinder, down-lighting & window to rear.

### FIRST FLOOR LANDING

### BEDROOM 1. 3.71m x 3.55m (12'2" x 11'7")

Plus deep storage cupboard with light point. UPVC double-glazed window to front.

### BEDROOM 2. 3.36m x 2.06m (11'0" x 6'9")

UPVC double-glazed window to rear.

### OUTSIDE

Stone boundary wall & gate to lawned garden with flower/shrub planting.

### SOUTH FACING PATIO GARDEN

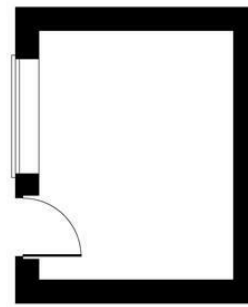
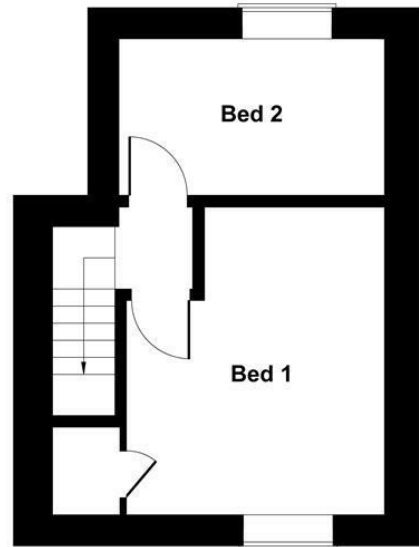
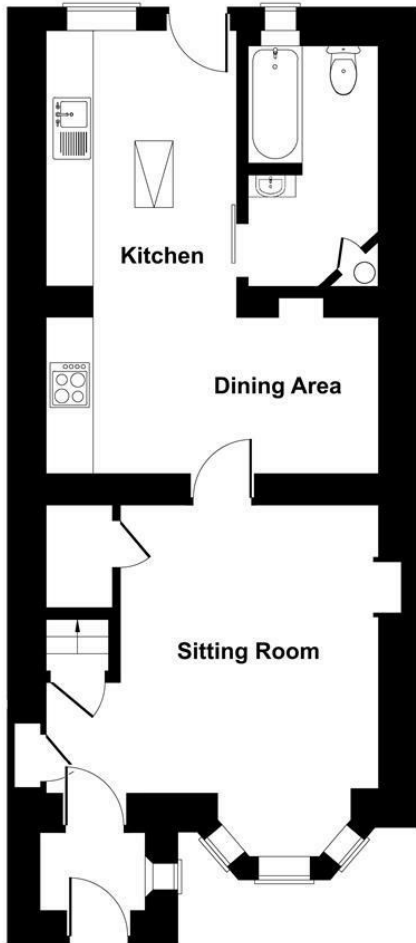
Enclosed & private: gravelled with specimen flowering tree & OUTBUILDING (3.20m x 2.50m/ ) with light & power.

### NOTES

- (1) Freehold
- (2) Right of way over approach shared with next door.
- (3) UPVC Double-glazing & Electric Heating
- (3) Council Tax Band: Previously 'B'.
- (4) EPC: TBC
- (5) Mains Water, Electricity & Drainage



**£260,000**



**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. 2026

FIRST FLOOR

OUTBUILDING

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>29</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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