



BROMPTON LODGE DE FERRERS ROAD,
BROMPTON, NORTHALLERTON, DL6 2QF
OFFERS IN THE REGION OF £650,000



Northallerton
Estate Agency



De Ferrers Road, Brompton, Northallerton

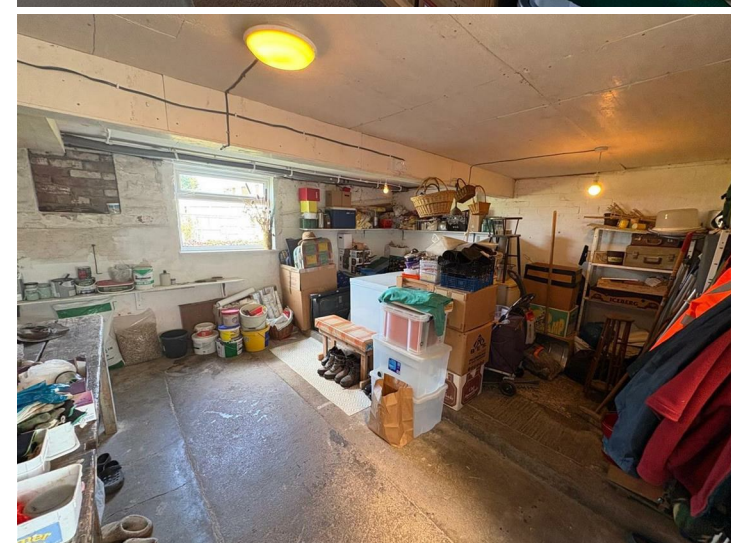
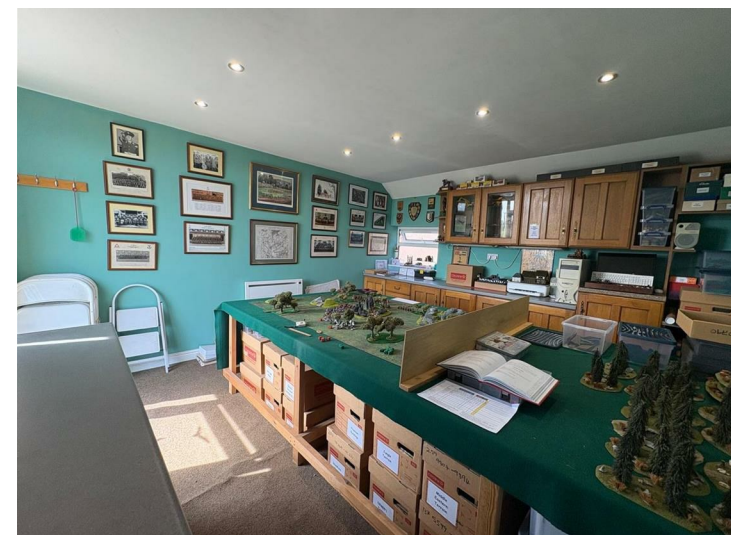
DI 6 206

An extensive and unique property sitting adjacent to the Rugby Club is a beautiful 5 bedroom property, which is brick built with clay pan tile roof, with an excellent range of adjacent out-buildings which have been thoughtfully and tasteful refurbished by the present owner. Property offers scope for various residential layouts. Gas Central heating and extensive grounds and gardens.

A very spacious as well as set on a lovely plot with picturesque views, located in the village of Brompton, a sought after location and close to local amenities and surrounding towns such as Northallerton.

- 5 Bedrooms
- 3 Bathrooms
- Beautiful Setting & Views
- Gas Central Heating
- Council Tax Band E
- Village Location (Brompton)
- Ample Parking
- Solar Panels





Call us to arrange a viewing on **01609 771959**

OUTSIDE

Tarmacadam and concrete extensive hardstanding for a number of vehicles. One end is chippings which enjoys 3 raised beds and 2 greenhouses together with purpose composting and attractive shrubbery which is well stocked. Post and plank fencing down the side and great views out onto the Rugby Club.

Surrounded by grounds and gardens to 3 sides of the property, and enjoys a particularly collective mix of flagged patio opening out onto inner court yard garden with BBQ area and adjacent pergola and adjacent pond. The garden opens out onto the lawns which are in 2 substantial areas, with a chipped and shrub bed to the corner and a chippings effect stream through. Outbuildings and a purpose built vegetable cage and beautiful outside lawned areas with specimen trees and hedging.

OUTBUILDINGS / GARAGE

Comprises of a substantial gaming room, which has double glazed windows and door to front as well as solar panel on which is for use of the whole house and offers light and power. Adjacent wood store with stable wood door to front and a garage with up and over door to front, internally enjoying concrete floor, pedestrian door to rear and space for extensive storage. Adjacent to that there is former byre currently utilised as a well equipped workshop.

ENTRANCE / CONSERVATORY

Double glazed conservatory with corrugated roof, glazed to 2 sides with entrance door. Tiled floor and door through into the kitchen. Door through into substantial former byre present use as freezer room and workshop and then another door through to double glazed back porch.

Come through leaded and glass upper glazed door into the:-

KITCHEN / LIVING / UTILITY

Nicely delineates into sitting, kitchen and dining areas. The kitchen area enjoys a range of stripped pine base of wall cupboards with wood and marble work surfaces. Inset double drainer single bowl stainless steel sink unit, plinth mounted Rayburn stove which also serves as back up heating. Central area to the rear, twin windows which offers natural light and nice eating area. Numerous inset light sports and 2 ceiling light point. Door leading to walk through pantry with ceiling light point and extensive wall mounted cupboards and shelving. Archway way through to utility which enjoys a tiled floor, ceiling light point, picture window, space and plumbing for dishwasher and washing machine and space for fridge/freezer with shelving around. Stained and polished door through to:-

DINING ROOM

Enjoys centre ceiling light point, radiator and a slate hearth mounted wood burning stove together with built in shelved store cupboard. Room currently used as substantial office and crafting room.

SITTING ROOM

Enjoys ceiling light point, coved ceiling, double radiator, sliding double glazed patio doors out to patio and gardens. Room enjoys great views on to pergola the pond and across to the rugby club and beyond. Polished wood laminate floor.

HALLWAY/ DOWNSTAIRS SHOWER ROOM

Off the kitchen there is a hallway and stairs to first floor. Door to downstairs shower room which comprises of walk in shower and fitted shower screen, Aqualiser Vitalise electric shower with a wall mounted extractor. Panelled ceiling with flush mounted ceiling light point and fully tiled walls. Unit inset wash basin with cupboard storage beneath and adjacent concealed slimline WC. Wall mounted heated towel rail.

REAR ENTRANCE LOBBY

Double glazed with a panelled ceiling and ceiling light point, tiled floor and has twin French doors out to patio and gardens and door through into the store room.

STAIRS / LANDING / INNER HALLWAY

Pine balustrades leading up pass turn and picture window to landing with attic access. Inner hallway which has airing cupboard with unvented pressurised hot water cylinder and shelf storage over, under stairs storage cupboard and Door to:-

BEDROOM 1 - Double

Double bedroom, ceiling light point, radiator with views out across the railway to open countryside and across Darlington Road. Door to:-

BEDROOM 2 - Double

Over bed light pull ceiling light point and double radiator. Views over the extensive parking and across to the pitches.

BATHROOM

White suite comprising panelled bath and quality mixer taps and shower attachment over. Unit inset wash basin with drawer storage beneath and quality mixer tap. Slimline cistern flush WC, half tiled walls to three sides. Wall mounted heated towel rail. Panelled ceiling with flush mounted ceiling light point and wall mounted shaver mirror.

BEDROOM 3 - Single

Single bedroom enjoys ceiling light point and wall mounted heated towel rail. Built in shelved store cupboard and window to side. Steps down with radiator to side giving access to:-

BEDROOM 4 - Master with en-suite

Beamed ceiling with en-suite. Ceiling light point and radiator. Stained and polished pine doors giving access to a corner wardrobe with twin hanging rails with a matching door giving access to the en-suite shower room which enjoys tiled and shower panelled cubicle with concertina door to front, and a mains shower with extractor over. Flush mounted ceiling light point, slimline sink with quality mixer tap over and cupboard storage beneath. Heated towel radiator, slimline duo flush WC. 3/4 tiled walls to the remainder and wall mounter shaver socket and mirror.

BEDROOM 5 - Double with en-suite

Windows to 2 sides enjoying views out over to open country and rugby club, as well as side garden and across adjacent properties. Ceiling light point, beamed ceiling, double radiator, door into useful en-suite WC. Beamed ceiling and corner cupboard topped with wash basin and tap, tiled splash back. Slimline cistern duo flush WC, wall mounted shaver mirror light and socket.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - E

EPC - C





Brompton Lodge, DL6 2QF

Approximate gross internal area

House - 210 sq m - 2260 sq ft

Garage - 16 sq m - 172 sq ft

Outbuilding - 48 sq m - 517 sq ft

Total - 274 sq m - 2949 sq ft

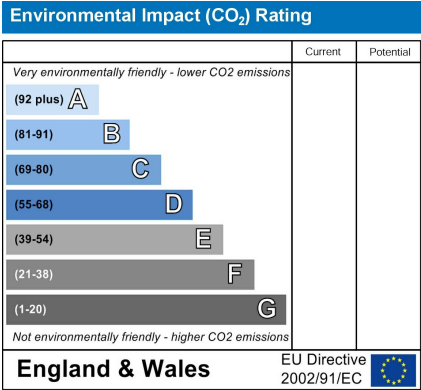
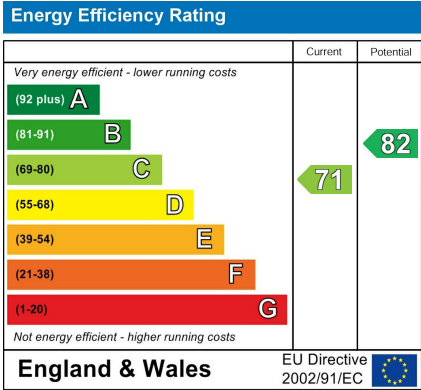


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced By Vue3Sixty





Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North
Yorkshire, DL7 8PE
01609 771959
sales@northallertonestateagency.co.uk
www.northallertonestateagency.co.uk

