



Lacey's Cottage, 55 Richmond Road, Brompton On Swale, DL10 7HF
Offers over £245,000



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*** NEW PRICE *** 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

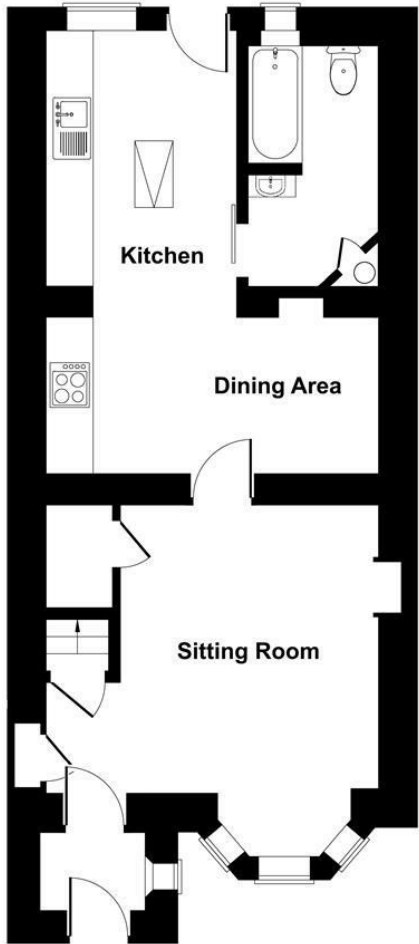
Enclosed & private: gravelled with specimen flowering tree & OUTBUILDING (3.20m x 2.50m/) with light & power.

NOTES

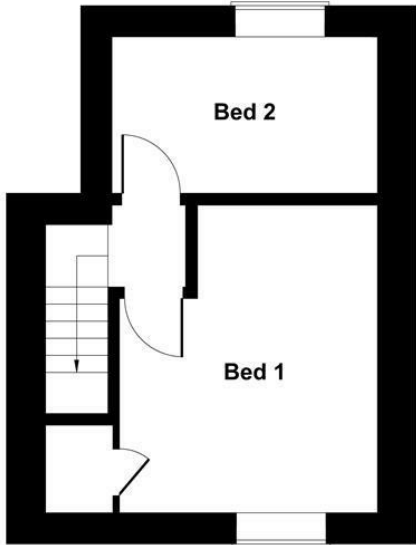
- (1) Freehold
- (2) Right of way over approach shared with next door.
- (3) UPVC Double-glazing & Electric Heating
- (3) Council Tax Band: Previously 'B'.
- (4) EPC: TBC
- (5) Mains Water, Electricity & Drainage



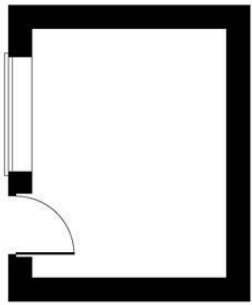
OFFERS OVER £245,000



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



OUTBULIDING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

