



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

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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

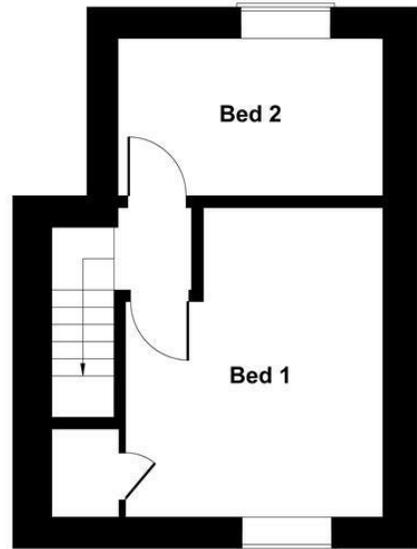
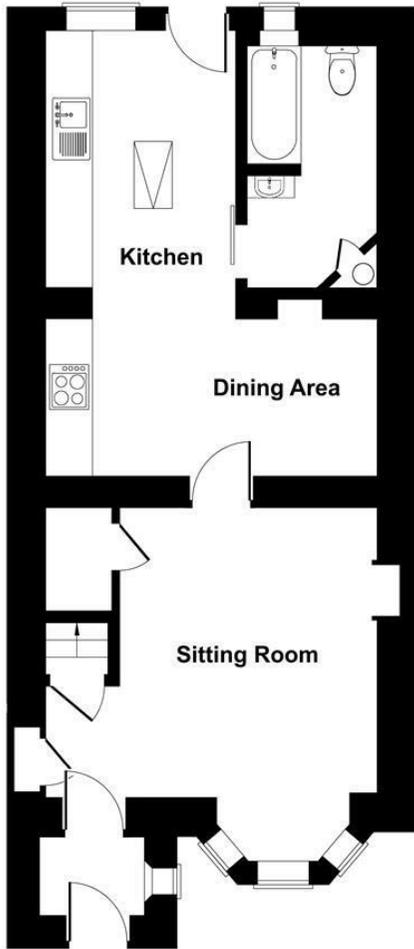
Enclosed & private: gravelled with specimen flowering tree & OUTBUILDING (3.20m x 2.50m/) with light & power.

NOTES

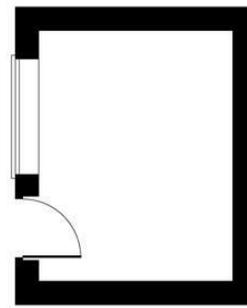
- (1) Freehold
- (2) Right of way over approach shared with next door.
- (3) UPVC Double-glazing & Electric Heating
- (3) Council Tax Band: Previously 'B'.
- (4) EPC: TBC
- (5) Mains Water, Electricity & drainage



£260,000



FIRST FLOOR



OUTBUILDING

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

Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		

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