



The Granary, Brompton On Swale, DL10 7HE  
Offers over £440,000





# The Granary, Brompton On Swale, DL10 7HE

\*\*\* NEW PRICE \*\*\* SUPERB Barn Conversion with range of OUTBUILDINGS: 8.70m x 3.41m (28'6" x 11'2") WORKSHOP, plus GARAGE, 2 STORES & AVIARY - Chickens etc. CHARACTER EVERYWHERE & For Sale with NO ONWARD CHAIN: Fabulous 7.02m (23'0") SITTING ROOM with woodstove, 7.37m (24'2") KITCHEN, DINING & DAY ROOM, UTILITY & WASHROOM/WC; 2 Double BEDROOMS & 2 SHOWER ROOMS. PRIVATE Enclosed COURTYARD PATIO, Sizeable GARDEN & Secure PARKING.

NB (1) : Potential for ANNEX etc - Subject to planning.

NB (2) : Solar & Electric Under-floor Heating System - FIT Payments circa £0,000 per year, & Double-glazed.

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.

## VESTIBULE & UTILITY ROOM 4.07m x 1.30m overall (13'4" x 4'3" overall)

Floor unit with worktops & inset sink with plumbing for washing machine, exposed stone features & windows to side & rear.

## INNER HALL

Exposed stone features & Oak staircase to first floor with cupboard under & built-in cupboard.

## WASHROOM/WC

Inset WC.

## SITTING ROOM 7.02m x 4.12m (23'0" x 13'6")

Woodburning stove, exposed stone features & stone arched framed windows & door to private courtyard. Oak finish flooring & ledges. A dual-aspect room.

## Vaulted KITCHEN/DINING & DAY ROOM 7.37m x (3.59m max), narrowing to 3.13m & 2.43m min (24'2" x (11'9" max), narrowing to 10'3" & 7'11" min)

STUNNING & BESPOKE: Fitted with hand-made units with woodblock worktops & Belfast sink, range cooker, fridge & freezer. Woodburning stove, exposed brick & stone feature Fitted pew-bench & attractive flooring. Window & French doors open on to the Private to Courtyard Patio.

## REAR HALL

Cupboard with Uhome 2400 (2.4kWh) Battery & Lux-Power-Tek solar inverter. Door to private courtyard.

## FIRST FLOOR LANDING

Exposed stone features & roof-light.

## BEDROOM 1. 4.02m x 2.85m min (13'2" x 9'4" min)

Built-in cupboard & dual aspect recessed windows; door to side outside steps &:

## EN-SUITE SHOWER ROOM 2.19m x 1.14m (7'2" x 3'8")

Full-width shower cubicle, inset washbasin with cupboard & WC. Over-storage & down-lighting.

## BEDROOM 2. 3.26m x 3.14m (10'8" x 10'3")

Over-storage & recessed window.

## SHOWER ROOM 1.96m x 1.34m (6'5" x 4'4")

Shower cubicle, inset washbasin with cupboard, WC & down-lighting.

## OUTSIDE

## PRIVATE ENCLOSED COURTYARD PATIO

SOUTH & WEST facing & stone flagged with side gate.

## REAR GARDENS

Twin gates to sizeable GARDENS backing on to grazing land.

## OUTBUILDINGS

(Potential ANNEX etc - Subject to planning)

## WORKSHOP Etc 8.70m x 3.41m (28'6" x 11'2")

Light & power. Adjoining AVIARY - Chickens etc.

## GARAGE 4.61m x 3.16m (15'1" x 10'4")

Twin front doors & side door, light & power. Adjoining:

## STORES 4.43m x 2.15m overall ( 14'6" x 7'0" overall)

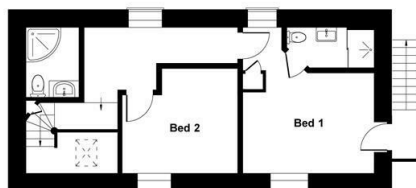
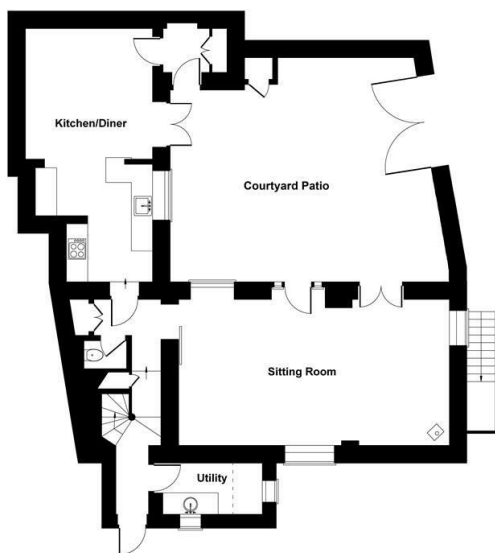
Light & power.

## NOTES

- (1) Freehold
- (2) Right of way over approach shared with 2 other properties.
- (3) Double-glazed, Solar & Under-floor Heating System - FIT Payments circa £0,000 per year.
- (3) Council Tax Band:
- (4) EPC: 71-C
- (5) Mains Water, Electricity, Gas & drainage

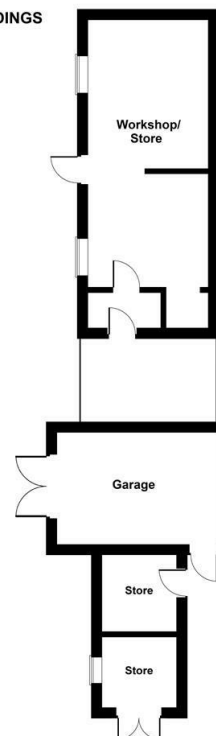


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FIRST FLOOR

OUTBUILDINGS



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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