

**108 WATER END  
BROMPTON, NORTHALLERTON, DL6 2RL**



**AN IMMACULATELY PRESENTED, WELL LAID OUT AND SPACIOUS 3-BEDROOMED MEWS COTTAGE IN IDYLIC VILLAGE LOCATION**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Well Laid Out Attractive Lawned Gardens & Patio to Rear
- Ample Parking to Rear
- Appointed Spacious Accommodation
- Superb Views over the Village Green
- Scope to Extend to Rear Subject to PP's

**Offers in the Region of: £225,000**

# 108 WATER END, BROMPTON DL6 2RL

## SITUATION

Northallerton	1 ½ miles	Thirsk	7 ½ miles
Darlington	16 miles	A19	7 miles
Bedale	9 miles	Teesside	16 miles
A1	8 miles	York	30 miles

(All distances are approximate)

108 Water End, Brompton is very pleasantly and attractively situated in the centre of this popular and much sought after traditional North Yorkshire Village and within easy reach of the town of Northallerton, the County Town of North Yorkshire.

The property enjoys an idyllic location, nicely set back from the large expanse of grass with beck running through it that is Water End at Brompton. This area is close to and within easy access of particularly attractive open countryside.

The property is of unique character and has been completely refurbished, updated and improved by the present owners to provide well laid out and spacious accommodation.

The property lies within convenient commuting distance of Northallerton, Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The local market town of Northallerton is within convenient distance of the property and offers a full and comprehensive range of educational, recreational and medical facilities together with good range of shopping together with a Leisure Centre within walking distance of the property. There is a village shop and post office in the village.

The property is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

## AMENITIES

**Shopping** – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all readily accessible.

**Hospitals** – the Friarage Hospital is located approximately ½ mile away at Northallerton and is a renowned Hospital.

**Bus Service** – there is a regular bus service with access to Northallerton and Darlington.

**Schools** – the area is well served by good state and independent schools. Comprehensive schools at Northallerton (1/2 mile),

Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

**Shooting & Fishing** – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

**Racing** – Catterick, Ripon, Thirsk, York, Sedgefield, Beverley,

Doncaster and Newcastle.

**Golf** – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

**Walking & Cycling** – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

## DESCRIPTION

**108 Water End, Brompton** comprises an immaculately presented, well laid out and spacious mews cottage which enjoys tremendous views out over Water End and comes with the benefit of good sized rear garden, presently enjoying good sized patio area, a large area of lawned garden with attractive shrubbed borders and large parking area.

The property has been very well maintained and improved by past and present owners and retains a host of original features whilst utilising modern internal fixtures and fittings where appropriate. The result is a unique 3-bedroomed mews cottage which has the potential for a number of residential lay outs and of particular interest is the superb living kitchen, very attractive cottage sitting room, separate snug/office, together with sun room to rear. There is considered to be ample scope for extension, subject to purchasers' requirements and necessary planning permissions.

On the first floor there are three good sized double bedrooms and the property is complimented with UPVC sealed unit double glazing and gas fired central heating.

Externally the property is complimented by particularly attractive rear gardens.

The offering of **108 Water End, Brompton** presents a rare opportunity to purchase a traditional mid terrace mews cottage in a superb village location.

## ACCOMODATION

In through UPVC sealed unit double glazed front door into:

**Entrance Hall**  
**3'3" x 4'8" (0.99 x 1.42m)**

With laid entrance mat, ceiling light point, internal dimpled upper paned door with clear glass light over into:

**Sitting Room**  
**14'9" x 13'2" (4.49m x 4.01m)**

With coved ceiling, ceiling light point, feature fire place comprising mahogany surround mantle shelf and upper display shelf, quarry tiled hearth, inset cast fire surround with copper hood over, inset open grate, tiled back plate. The room itself enjoys the benefit of built in original store cupboard with bottom cupboard, central display area and upper opaque glazed panelled shelved storage cupboard. TV point, double radiator. Attractive views out onto Water End. Internal doorway gives access through stripped pine door to:

**Utility & Boiler Room**  
**2'5 x 5'7" (0.74m x 1.70m)**

With wall mounted Ideal HE30 ISAR combination gas fire and central heating boiler. Space and plumbing for auto wash. Useful wall mounted shelved storage. Wall light point. Door to internal doorway

and access to stairs. Door to snug/office, door to living kitchen

Nicely delineated into kitchen and dining areas;

**Kitchen Area**  
**10'8" x 10'2" (3.25m x 3.10m)**

With an attractive range of fitted base and wall cupboards with wrought iron door furniture, beech work surfaces with inset Belfast sink with chrome easy turn mixer tap over. Built in Bosch dishwasher with unit matched front, built in fridge and freezer with unit matched doors to front, wall mounted unit matched glass shelved, glass fronted display cabinet with inset lighting. Former chimney breast, brick with wood lintel over, with inset housing for electric cooker with fully tiled splash back, inset extractor and light over, natural Indian slate tiled floor, contrasting and attractive natural stone tiled splash backs. Inset ceiling light spots, UPVC sealed unit double glazed French door out to rear patio and garden. Wall mounted cloaks hanging and hooks.

**Dining Area**

Enjoys the benefit of laid wood floor. Brick former chimney breast with inset area for stove, with working chimney, built in breakfast bar between dining and kitchen areas. Inset ceiling light spots, double radiator, exposed brick work to one wall with display niches. Good views out over Water End.

Door from Living Room gives access to:

**Snug/Office**  
**8'7" x 9'9" (2.62m x 2.96m)**

With double radiator, ceiling light point, telephone point. Half glazed rear door gives access to:

**Conservatory**  
**9'7" x 9'3" (2.92m x 2.82m)**

With quarry tiled floor, thermalactic ceiling, glazed to three sides. With tremendous views out over patio and garden. French door out to patio area. The room enjoys the benefit of light and power.

Stairs to first floor have painted balustrade and spindles leading up to:

**Split Level Landing**

With ceiling light point, attic access, inner hallway with ceiling light point. Giving access to three bedrooms and bathroom as follows:

**Master Bedroom**  
**15'7" x 13'2" (4.75m x 4.01m)**

With ceiling light point, feature cast ornamental fire surround and grate. Double radiator, ceiling light point. Tremendous views out to the front.

**Bedroom 2**  
**8'1" x 7'6" (2.47m x 2.28m)**

Attic access, ceiling light point and radiator. Tremendous view out onto rear garden.

**Bedroom 3**  
**12'7" x 9'7" (3.84m x 2.92m)**

Two built in double wardrobes with stained and polished pine doors to front with wrought iron door furniture, internally having cloaks hanging rails with shelf storage above. Central cast ornamental dog grate with painted surround. Ceiling light point and double radiator.

**Bath & Shower Room**  
**8'10" x 10' (2.69m x 3.05m)**

With half tiled walls, topped with stained and varnished pine dado rail. Suite comprising fully tiled shower cubicle with Mira bath mains shower in, folding shower door to front. White suite comprising panelled bath, pedestal wash basin with easy turn mixer tap over and WC. Ceiling light point, floor mounted heated towel rail and radiator.

**GARDENS**

There is a right of way over private driveway to the side of 110, which then gives access up concrete and chippings driveway and round vehicular access to the rear, where there is generous hardstanding for parking, together with shed for storage. At present there is a fully enclosed small chicken run. Rear garden has post and rail fencing to all sides with deep shrub borders. Main central areas of lawn with inset natural stone flagged steps from the rear of the property to the parking area. Parking area is accessed through an attractive wooden arch with trellis to side. At the immediate rear of the property there is natural laid stone flag circle with additional chippings area around, providing for a larger seating area. Within the garden there is a chipping seating area with pergola over. The rear of the property enjoys a high degree of privacy and the rear gardens are of a good size and provide a very attractive back drop to the property.

**GENERAL REMARKS & STIPULATIONS**

**VIEWING**

Strictly through Northallerton Estate Agency – Tel: (01609) 771959.

**TENURE**

Freehold with Vacant Possession upon completion.

**SERVICES**

Mains Water, Electricity, Gas and Drainage.

**LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire: Tel: (01609) 771959.

**COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is **D**.



**COMMITMENT**

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. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.