

S.4703

Northallerton
Estate
Agency 

PEAR TREE HOUSE
61 WATER END, BROMPTON, NORTHALLERTON DL6 2RN



A Well Laid Out & Spacious, Substantial 4-Bedroomed Semi-Detached Family House in a Quiet, Yet Sought After & Very Convenient Village Location on the Edge of the Desirable Village of Brompton with Views over Water End

Mix of UPVC Sealed Unit Double & Triple Glazing
Gas Fired Central Heating
Well Laid Out & Spacious Accommodation
Quality Fitted Kitchen

Substantial En Suite Master Bedroom
Detached Garage & Extensive Hardstanding
Generous Attractive Rear Garden
Scope for Extension Subject to PP's

Price: Offers in Excess of £350,000

Pear Tree House, 61 Water End, Brompton, Northallerton DL6 2RN

SITUATION

Northallerton	½ mile	Thirsk	7 ½ miles
Darlington	16 miles	A19	7 miles
Bedale	9 miles	Teesside	16 miles
A1	8 miles	York	30miles
Ripon	16 miles	Richmond	13 miles
Catterick	16 miles	Yarm	16 miles
Leeds	40 miles		

(All distances are approximate)

Pear Tree House, 61 Water End, Brompton is very pleasantly situated nicely set back from Water End in a quiet location on the edge of the very popular and much sought after village of Brompton with particularly attractive views to the rear over adjacent countryside. It is situated north of the thriving and popular market town of Northallerton, the county town of North Yorkshire. The property occupies a generous sized plot with a particular feature being the good sized rear garden which is attractively landscaped by the present owners to provide for seating, vegetable and fruit gardens. There is an attractive central area of lawn together with space and base for greenhouse and shed. It enjoys a nice degree of privacy and there is parking at the front of the property and additionally to the rear. The property lies within easy and convenient commuting distance of Northallerton, Bedale, the A.1 and A.19 trunk roads, Teesside, York, Darlington and Leeds.

The village of Brompton enjoys a good range of local amenities extending renowned Primary School, Public Houses, Village Shop, Church and locally renowned restaurant. The local market town of Northallerton is within two miles of the property and offers a full and comprehensive range of educational, recreational and medical facilities together with a good range of shopping.

The village 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, Manchester Airport and Liverpool.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK. International Airports can be found at Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area of North Yorkshire lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the Coast at Whitby, Scarborough and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the village of Brompton there is good walking, fishing and riding to be enjoyed.

AMENITIES

Shopping - market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

Hospitals- the Friarage Hospital is located approximately two miles away at Northallerton.

Bus Service – There is a regular bus service through the village with access to Northallerton and Darlington.

Schools - the area is well served by good state and independent schools. The village enjoys a renowned Primary School and there are additional Primary Schools in neighbouring villages together with a large range of Primary Schools within the Northallerton catchment area. Comprehensive Schools are to be found at Northallerton, Thirsk, Bedale, Richmond, Darlington and Stokesley. Independent Schools at Polam Hall (Darlington), 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

Pear Tree House at Water End, Brompton comprises a substantial 4-bedroomed brick and rendered semi-detached village residence of character and distinction situated in a superb, slightly elevated position with views out to the front over the village green and across Water End, whilst to the rear the property enjoys panoramic views over surrounding countryside. The property is south facing and is accessed on the eastern side by a concrete driveway which will provide off road parking for two vehicles and also gives access through five bar gate into the rear where there is substantial additional hardstanding for several vehicles and giving access to the detached garage. Off the hardstanding there is flagged patio across the rear of the property and it opens up then onto the main rear garden via archway and they are principally laid to lawn with numerous inset shrubberies, pathways, seating areas together with nicely delineated wild life garden, fruit garden and various established shrubs and trees. There is a nice mix of post and panel, post and plank and trellis boundaries allowing those panoramic views out to the rear. At the extreme rear of the property there is a raised rockery with central recess for bench and overall the rear gardens provide a

superb backdrop to the property. Within the rear garden there is a part completed raised pond which has wood surround with internal block work and would be suitable for pond, sand pit, raised patio area etc.

Internally the property enjoys UPVC sealed unit double glazing and gas fired central heating. It has well laid out and spacious four bedroomed accommodation and it is considered there could be great potential to extend subject to purchasers requirements and any necessary planning permissions and the property is situated on a plot that would readily accommodate a larger property.

Early inspection is recommended to fully appreciate the property, its position and potential.

ACCOMMODATION

In off hardstanding and driveway through UPVC sealed wood effect double glazed with upper leaded and etched glass lights into:

Entrance Hall

3.93m x 3.40m (12'11" x 11'2") max overall

With stairs to first floor. Coved ceiling. Two centre ceiling light points. Door to understairs storage cupboard. Double radiator. Door to:

Kitchen

3.52m x 4.11m (11'7" x 13'6")

With full height UPVC sealed unit double glazed french doors to rear patio and gardens. Tile effect floor. Centre light point. Attractive range light oak base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap. Plinth for stove with Belling brushed steel extractor over. Base for double oven and grill. Tiled splashback. Space and plumbing for washer. Built in Zanussi dishwasher. Archway through to:

Rear Kitchen Prep Area

1.83m x 1.69m (6' x 5'7")

With continuation of the light oak base and wall cupboards. Granite effect work surfaces and tiles splashbacks. Space for fridge freezer. Window to side.

Door from Entrance Hall gives access to:

Sitting Room

6.02m x 4.42m (19'9" x 14'6") narrowing to 3.10m (10'2")

With double glazed windows to front and triple to the rear providing natural light. Radiators. Coved ceiling. Centre ceiling light point. Feature fireplace comprising mahogany surround and mantel shelf. Tiled hearth and backplate and a hearth mounted electric fire effect fire. TV and telephone points.

Dining Room

4.13m x 4.64m (13'7" x 15'3")

Coved ceiling. Centre ceiling light point. Internal archway. Feature fireplace comprising stone surround and hearth.

Hardwood mantel shelf and an inset fitted tile effect fire. Double radiator.

Downstairs WC

1.64m x 1.39m (5'5" x 4'7")

With a tiled floor. Slimline storage cupboard. Wall mounted Worcester Greenstar gas fired central heating boiler. Suite comprising duoflush WC and a pedestal wash basin. Ceiling light point.

Stairs to First Floor have stained and polished mahogany balustrade and spindles leading up to:

First Floor Landing

2.71m x 2.15m (8'11" x 7'1")

Attic access. Coved ceiling. Overstairs ceiling point.

Inner Landing

2.18m x 0.98m (7'2" x 3'3")

Window. Coved ceiling. Ceiling light point.

Off Main Landing is access to:

Master Bedroom

4.03m x 4.64m (13'3" x 15'3") into wall length bedroom furniture

With centre ceiling light point. Inner archway. Radiator. Two windows to front. Internal door to:

En Suite Shower Room

2.4m x 1.29m (8'1" x 4'3")

With tiled effect floor. Fully tiled walls. Panelled ceiling with inset ceiling light spots and extractor. Shower tray and mains shower. Fitted shower screen. Unit inset wash basin with mixer tap over and cupboard storage beneath. Duoflush WC. Mirror. Heated towel rail.

Bedroom No. 3

3.42m x 3.15m (11'3" x 10'4") plus entrance recess 0.86m x 0.83m (2'10" x 2'9")

With coved ceiling. Ceiling light point. Double radiator.

Bedroom No. 4

3.12m x 2.49m (10'3" x 8'2") max overall.

Coved ceiling. Centre ceiling light point. Double radiator.

Off Inner Hallway

Bedroom No. 2

3.50m x 4.13m (11'6" x 13'7")

Coved ceiling. Centre ceiling light point. Double radiator. Tremendous views out over rear garden.

Family Bathroom

2.96m x 1.98m (9'9" x 6'6")

Tile effect floor. Fully tiled walls. White suite comprising panelled Jacuzzi bath with Aqualiser mains shower over. Unit inset wash basin with cupboard storage beneath and concealed cistern duoflush WC. Panelled ceiling with inset ceiling light spots and extractor. Heated towel rail. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Garage

4.64m x 6.55m (15'3" x 21'6")

Block built and rendered with pantile roof. Up and over door to front, pedestrian door to side. Windows to side and rear. Light, water and power. Concrete floor. Extensive eaves storage.

Outside Room

2.99m x 2.30m (9'10" x 7'7")

UPVC sealed unit double glazed. Presently utilised as a potting shed but could be capable of being a summer house subject to purchasers' requirements. Thermalactic ceiling. French doors. Concrete floor.

Gardens

The property is south facing and is accessed on the eastern side by a concrete driveway which will provide off road parking for two vehicles and also gives access through five bar gate into the rear where there is substantial additional hardstanding for several vehicles and giving access to the detached garage. Off the hardstanding there is flagged patio across the rear of the property and it opens up then onto the main rear garden via archway and they are principally laid to lawn with numerous inset shrubberies, pathways, seating areas together with nicely delineated wild life garden, fruit garden and various established shrubs and trees. There is a nice mix of post and panel, post and plank and trellis boundaries allowing those panoramic views out to the rear. At the extreme rear of the property there is a raised rockery with central recess for bench and overall the rear gardens provide a superb backdrop to the property. Within the rear garden there is a part completed raised pond which has wood surround with internal block work and would be suitable for pond, sand pit, raised patio area etc.

GENERAL REMARKS & STIPULATIONS

VIEWING:

By appointment through Northallerton Estate Agency – Tel: (01609) 771959

TENURE:

Freehold With vacant possession upon completion.

SERVICES:

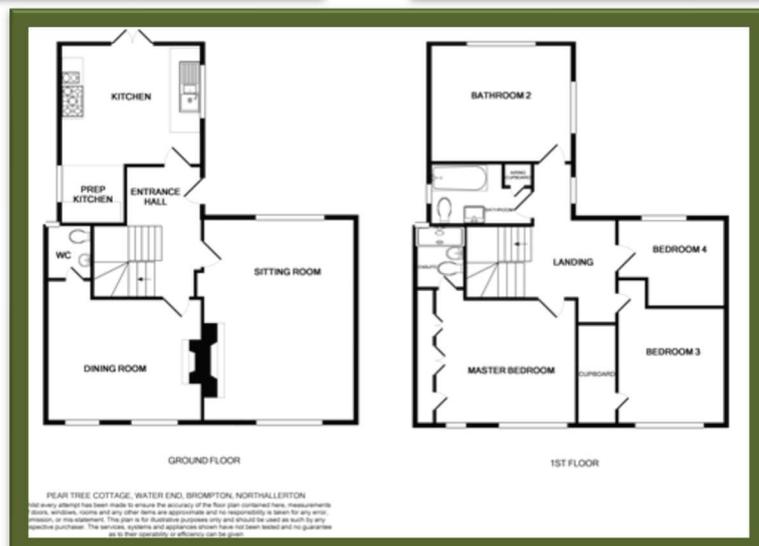
Mains Water, Electricity, Gas & Drainage.

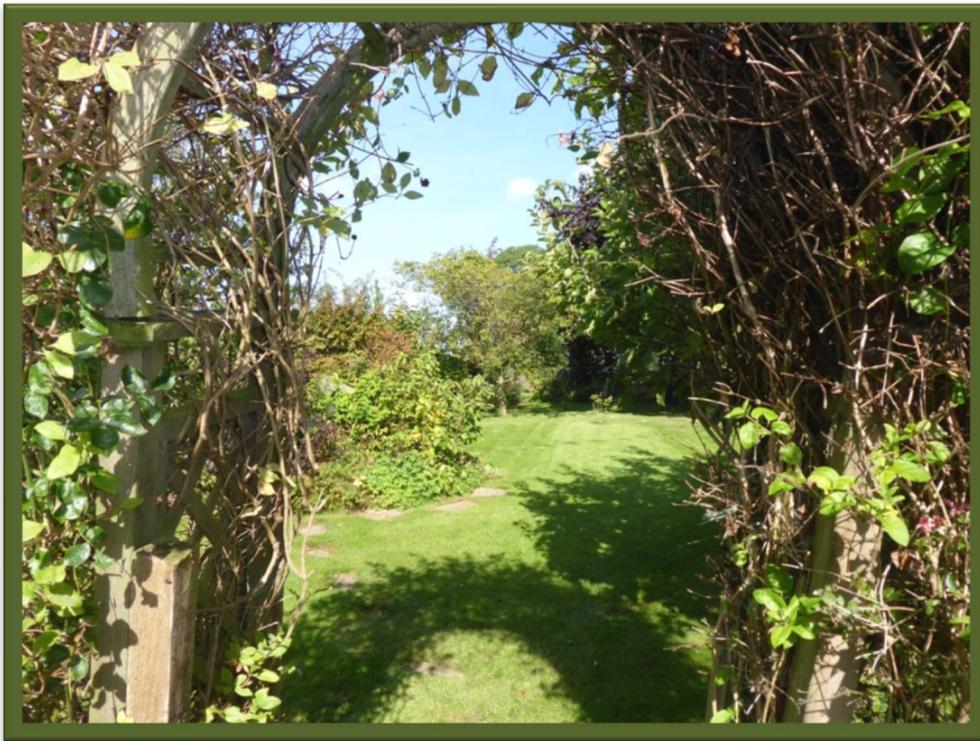
LOCAL AUTHORITY:

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND:

The council tax band is **D**. The current annual charge is **£1718.84**.





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 importance 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.

N252 Printed by Ravensworth 01670 713330