



OAK GRANGE FARM
Richmond | North Yorkshire

Oak Grange Farm

Great North Road, Brompton on Swale, DL10 7JL

Darlington 10.8 miles, Thirsk 22.9 miles, York 44.3 miles

A FABULOUS GRADE II COACHING LODGE DATING FROM 1630 SET IN GROUNDS OF 5.5 ACRES.

Accommodation

Large Entrance Hall • Sitting Room • Dining Room
Study • Dining Kitchen • Utility • 6 Bedrooms
2 Bathrooms • 2 cloakrooms

Externally

2 large sheds with commercial use • further outbuildings
available for conversion to a single storey cottage • gardens
stable block • grazing paddocks

In all some 5.5 acres

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Situation

The property is positioned in an extremely accessible location directly off the A6055 which runs parallel with the A1 motorway North. As such this makes it a perfect location for those needing to commute for business or make use of the motorway network for distribution purposes. Located to the North of the village of Brompton on Swale which has a wide array of amenities. A larger selection can be found within a short drive in the historic town of Richmond. There are a number of schools close by including Aysgarth prep with secondary schools in Richmond and Bedale.

Description

Oak Grange is a beautiful home of fantastic proportions which has been updated and refurbished to an exceptional standard by the current owners. They have cleverly managed to combine many modern additions with original features and as such the property flows seamlessly. The vendors clearly have an eye for detail, and the property is beautifully presented throughout with a sympathetic nod to the original structure such as the curved window reveals throughout the property and the original beams to the sitting room. Positioned to the front of the plot and approached with a sweeping gravel driveway which leads to the house and outbuildings, the property has secondary glazing to the front and briefly comprises:

To the ground floor:

Glazed french doors lead off the side garden to the main reception hall, a large free flowing space with the main staircase off and cloakroom/w.c. The hall leads to the inner hall where the main reception rooms are positioned to the front of the property. The dining room is currently used as a teenager den and has access to a storage area where once the front door entered the property. The sitting room is delightful, as such it provides a large family space but with a cosy feel. The beamed ceiling and two fireplaces are simply stunning and complement the replaced oak doors perfectly. Off the sitting room is the rear hall which





the current owners use as the main entrance and the back staircase. There is an office perfect for those running their own business or working from home, the new norm. The dining kitchen is sublime. Handmade painted units with marble and timber worktops complement the mains gas Aga and there are several integrated appliances including an induction hob, electric oven/microwave and dishwasher. There is a large space for the dining table making it perfect for large families to sit and enjoy mealtimes together along with a fabulous space for entertaining. Off the kitchen is a large utility room with an extensive range of floor mounted units with timber worktops over, sink unit and plumbing for washing machine. There is a further cloakroom off and rear access door making it perfect for families with lots of muddy boots returning from the fields and ponies.

To the first floor:

The main staircase leads to the landing where there are two large double bedrooms with original beam to the front of the property. Next is the huge house bathroom with a beautiful cast iron claw foot bath positioned centrally. This room would not look out of place in a boutique hotel. Beyond the bathroom are two further double bedrooms and a linen cupboard.

To the second floor:

The staircase leads to a small half-landing where the newly installed shower room is located. The second floor landing leads to two large double bedrooms with original oak beam perfect for teenagers.

Outside

The property is approached via a gravel driveway through gates positioned to the outer edge of an attractive wooded area. The driveway sweeps round to the rear of the property passing an outbuilding to the left where parking for the house can be found in a courtyard. This former byre had permission (now



lapsed) for conversion to a bungalow. To the side of the courtyard and to the right of the main driveway are two large outbuildings which have permission for commercial use.

To the far side of the outbuildings are the delightful lawned gardens these are fantastic for families and there is a timber fort and zipwire constructed allowing the purchasers to have their own private playground. There is a lovely wooded area where a couple of telecom masts are disguised. The telecom masts provide a rental income.

Beyond the garden a timber gate leads to a secure fenced yard and the stable block. This consists of two stables and a tackroom. The grazing paddocks are to the rear of this and alongside the paddocks, a gate leads to a bridleway enabling the purchaser to hack off-road for a good distance.

(It must be noted that the Bridleway passes through the property, the vendors have advised that this is rarely used and causes little if any disruption. It passes along the fence line and is well away from the main house and is not intrusive, however they have mown it for ease of identification).

Additional Information

Viewings

Strictly by appointment with the agents
01423 322382

Tenure

Freehold with vacant possession.

Services

Mains gas and electricity. Septic tank.





Approximate Gross Internal Floor Area
 House: 4,230 sq ft (393 sq M)
 Outbuilding: 11,205 sq ft (1,041 sq M)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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