



52 Cockpit Hill

Brompton, Northallerton, DL6 2RH

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52 Cockpit Hill Brompton Northallerton DL6 2RH

Guide Price: £239,950

A characterful detached house located in the popular village of Brompton. Accommodation includes 3 bedrooms & 3 reception rooms with additional hobbies room/workshop which could be incorporated within the footprint of the main house subject to the relevant permissions. Attractive garden to the front, off-street parking for several vehicles.

- Characterful features
- 3 spacious reception rooms
- Versatile office/ hobbies room/ workshop to rear
- Village location with attractive views towards water end

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This characterful home already has much to offer, but the layout also has excellent potential to modernise & adapt. A part glazed door leads into the entrance porch which has plenty of space for cloaks storage & then through to a spacious reception room with windows to several aspects & stairs to the first floor. The sitting room has two windows to the side, a characterful beamed ceiling & a multi-fuel stove set within a brick-built fireplace gives a cosy feel to the room. The dining room has the benefit of french doors looking out to the front garden, a storage alcove & further cupboard which houses a Viessman gas central heating boiler. A rear lobby has an exit door to the rear of the property & gives access to the remainder of the ground floor rooms which include a walk-in laundry cupboard, WC & bathroom which has a white suite with an electric shower over the bath. The kitchen has a window to the front which has a pleasant view towards Water End. There is a range of built-in cupboards, built-under electric oven, space for a fridge freezer & plumbing for a washing machine.

Agent's Note

There is a shared right of way to the rear of the property over which several properties have a pedestrian access. The pathway also leads to a well-proportioned & versatile room which could be incorporated into the current living space of the main house if required, subject to the relevant permissions. It is currently used

for storage but could provide a perfect area as a home office or hobbies room. It has windows to front & rear & a Velux window in the roof space together with exposed beams. The floor is ceramic tiled with underfloor heating & there is a built-in sink unit with cupboards below, power & light. On the first floor, the landing has windows to two sides & gives access to 3 double bedrooms. Bedrooms 2 & 3 share a 'Jack & Jill' en-suite shower room which has a cubicle with newly installed wet-walling & a mains thermostatic shower, low flush WC & vanity basin with shelved cupboard below. Externally, the house has gardens to both the front & side. The front garden is arranged on two levels with a high terrace allowing views over Water End, a lawned area & mature flower borders. The side garden has a flagged terrace & is laid mainly to gravel providing a practical utility space & a low timber gate leads to the rear of the property. A gravel driveway affords off-street parking for several vehicles.

LOCATION This property is ideally located in the heart of Brompton which is a small village which lies approximately 1.5 miles North of Northallerton & 6 miles from the main A19 Trunk road. The village itself has a pretty green, well-regarded Primary school, several Inns, church, shop & regular bus service.

SERVICES Mains water, drainage & electric. Gas central heating.

CHARGES Hambleton District Council Tax band C

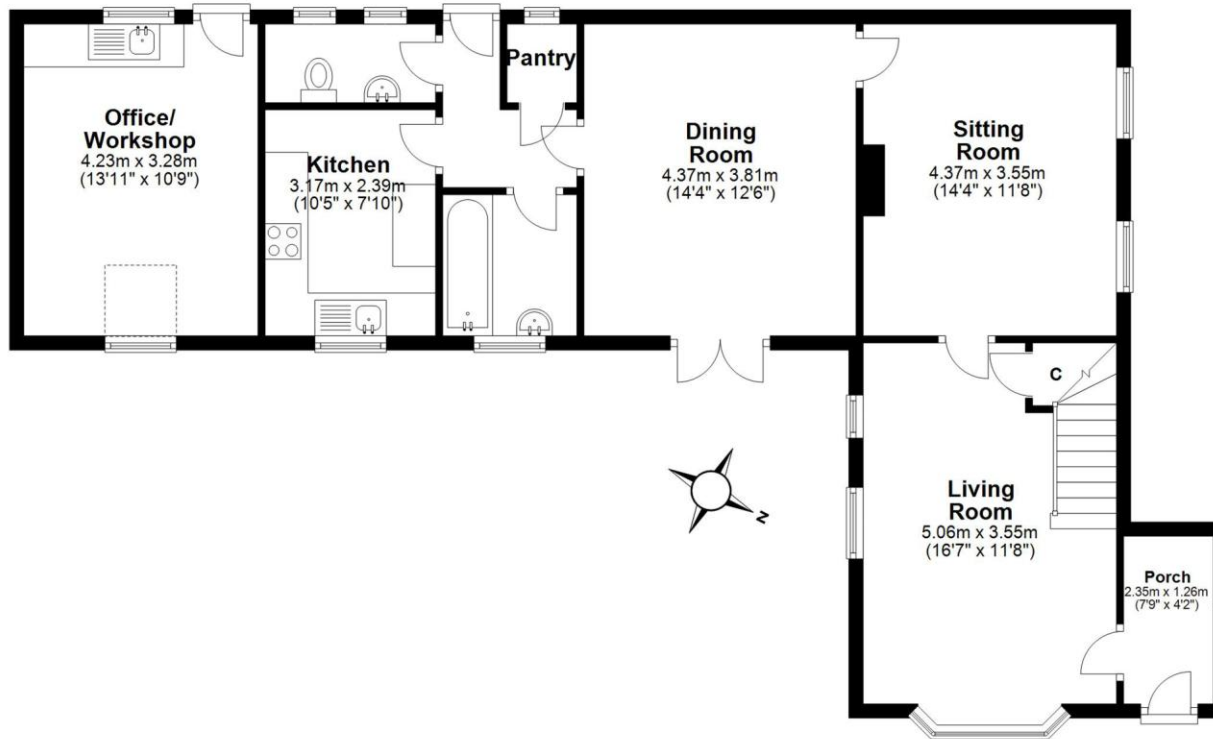
TENURE It is understood that the property is Freehold

VIEWINGS By appointment with the Agents. Call 01609 773004.

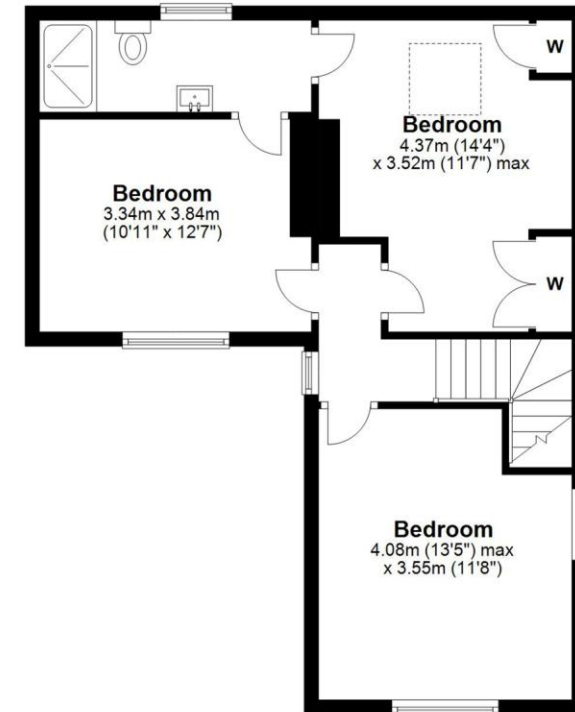
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Cockpit Hill Brompton

Total area: approx. 140.6 sq. metres (1513.4 sq. feet)



Ground Floor



First Floor

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