



Low Grange Farm
Brompton, Northallerton, DL6 2PE

youngsRPS 

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GUIDE PRICE: £695,000

Low Grange Farm is a beautifully presented, Grade II listed family home, set in approximately 2 acres. The property has been upgraded in recent years and comprises dining kitchen, 3/4 bedrooms, 3/4 reception rooms including living room with spectacular views of the Hambleton Hills and two bathrooms. Externally there are mature gardens, coach house, stable block and off street parking.

- Grade II Listed
- Approx 2 Acres
- 3/4 Bedrooms
- 3/4 Reception Rooms
- Far Reaching Views
- Coach House & Stable Block

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Northallerton 01609 773004





Low Grange Farm is a beautifully presented, Grade II listed family home, set in approximately 2 acres. Dating from the early eighteenth century, the property has been sympathetically upgraded in recent years with many original features retained and restored. The large sash windows allow appreciation of the far reaching, countryside views.

The property is accessed via an entrance porch into a rear hallway/boot room. A door leads into a downstairs shower room with WC and a separate utility room. The dining kitchen boasts a range of wall and floor units, solid wood worktops, double Belfast sink and double electric oven with induction hob. Through the inner hallway there is access to the dining room which enjoys a feature open fireplace with cast iron surround and tiled hearth. To the rear of the property is an additional reception room, currently dressed as a study but could also be used as an additional double bedroom, if required.

An elegant living room can be found on the first floor, making the most of the breathtaking countryside views. There is an ornate cast iron fireplace, original cupboards, cornicing and oak flooring. Two double bedrooms are also found on this floor, along with a large family bathroom comprising a roll top bath, separate shower cubicle, double sink and WC.



To the second floor there is a fourth bedroom and study area which could also be used as an additional bedroom. Steps lead up to a superb mezzanine sitting room with multi-fuel stove, exposed beams and brickwork providing a fabulous additional reception space.

Access is gained to Low Grange Farm via a private lane to a gravelled driveway affording parking for multiple vehicles. The period Coach House provides excellent storage space/workshop and features a beautiful open stone arched entrance. A loft space and further store room provides additional storage and offers potential for conversion, subject to the required planning consents.

To the front of the property is a south facing terrace which enjoys views of the paddock, lawned gardens and Hambleton Hills beyond. In addition to the paddock, there is a dog run to the side, 3 stables, one of which currently houses a sauna, and adjoining tack room.

The rear gardens boasts a stone flagged terrace, lawned garden with attractive and well-manicured borders with mature trees and shrubs.

LOCATION This property is ideally located within a short distance



from Brompton 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, public house, church, shop & regular bus service.

SERVICES & CHARGES Mains water, drainage, electric & oil central heating. North Yorkshire Council Tax Band F.

TENURE Freehold.

VIEWINGS Strictly by appointment with the Agents.





All measurements are approximate and for display purposes only.

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