



3 Bedrooms

James Winn is happy to offer to market this beautifully renovated three-bedroom period cottage full of character and charm, ideally situated in the picturesque village of Brompton.

Lovingly refurbished to a high standard, the accommodation briefly comprises a welcoming lounge with a multi-fuel stove, a separate dining room, and a spacious breakfast kitchen fitted with solid wood units, all to the ground floor.

Northallerton Road

Brompton, Northallerton, DL6

Asking Price:

£240,000

EPC Rating: TBC



Location:

Church View is located in Brompton which offers a local shop, two public houses and several places of worship. Northallerton is less than 2 miles south and offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.



Directions:

From Northallerton High Street proceed South down the High Street turning right at the first roundabout, then left at the next roundabout on to Brompton Road. Continue over the next two mini roundabouts onto Stokesley Road then at the new roundabout take the first exit. Turn right into Brompton, where the property is located on the left-hand side opposite the village shop.



For additional information and full photo gallery please visit www.jameswinn.co.uk



The Accommodation Comprises Of:

Ground Floor

Living Room:

5.52 x 3.66

Double-glazed window, composite front door, stone tile flooring, radiator, wooden hearth and log burner.

Dining Room:

3.98 x 2.59

Laminate flooring, under-stairs cupboard, radiator, leads through to the kitchen.

Kitchen:

3.89 x 2.29

Double-glazed window, composite back door, full range of wall and base units, electric hob and oven, microwave, extractor, gas boiler, integrated washing machine, fridge/freezer and dishwasher, tile splash back and stone tile floor.

First Floor

Landing:

Carpeted up the stairs with access to the loft which is part boarded and has a ladder for access.

Master Bedroom:

3.63 x 3.34

Double-glazed window, built in wardrobes, carpet and radiator.

Bedroom Two:

3.08 x 2.77

Double-glazed window, carpet and radiator.

Bedroom Three:

2.36 x 2.77

Double-glazed window, carpet and radiator.

Bathroom:

2.76 x 1.21

Double-glazed window, part tiled walls, panel bath, hand basin with vanity unit and heated towel rail.

Shower Room:

1.71 x 1.51

Double-glazed window, vinyl flooring, shower cubicle, toilet and basin, heated towel rail.

Externally

Front:

On-street parking.

Side:

Alley with light down to the rear garden.

Rear:

Paved patio area and steps up to the lawned garden, shed.



Viewing: Viewing is Strictly By Appointment Only.

Mortgage & Financial: James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

Clauses: 1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

Material Information: The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: On Street parking

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract