



ARRAN HOUSE, 77 NORTHALLERTON ROAD, BROMPTON
NORTHALLERTON, NORTH YORKSHIRE, DL6 2QA



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Brompton, Northallerton, North Yorkshire, DL6 2QA

A beautifully renovated four-bedroom detached period home, ideally positioned in the sought-after village of Brompton. Combining original character with stylish modern living, the property offers two bay-fronted reception rooms, a generous kitchen, versatile snug/music room and four well-presented bedrooms, including a principal bedroom with en-suite. Outside, there is ample parking, a private rear garden with far-reaching views across the surrounding countryside and a substantial detached outbuilding with power, plumbing, sewerage and planning permission, offering exciting potential for additional accommodation or a studio.

- Detached Period Home
- Four Bedrooms
- Off Street Parking & Garage
- Outbuildings with Planning Permission for Conversion
- Three Reception Rooms

GET IN TOUCH

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DESCRIPTION

A beautifully presented four-bedroom detached period home, ideally positioned in the sought-after village of Brompton and offering a wonderful combination of character, space and modern living.

Lovingly restored by the current owners, the property has undergone a comprehensive renovation whilst retaining many of the original features that give the home its charm. From the stained glass entrance door and oak flooring to the high ceilings and feature fireplaces, there is a lovely balance between period character and contemporary living throughout.

The impressive entrance hallway immediately gives a sense of the space and character this home has to offer, leading through to two generous bay-fronted reception rooms. The living room provides a warm and inviting space with a multifuel burner, whilst the second reception room, currently used as a dining room, features a characterful gas fireplace and provides an ideal space for entertaining.

The stylish kitchen has been thoughtfully designed with a good range of wall and base units, integrated appliances and space for additional white goods. From here, there is access to a further versatile reception room, currently used as a snug/music room. With French doors opening directly onto the garden, this is a particularly useful additional room which could easily adapt to suit a variety of needs, whether as a family room, home office, playroom or informal dining space.

To the first floor are four well-presented bedrooms, with the principal bedroom being a particular highlight. Enjoying dual aspect windows overlooking the garden and surrounding countryside, the room also features a character fireplace and a stylish en-suite shower room with underfloor heating.

The three further bedrooms offer excellent flexibility for family, guests or home working and are served by a beautifully appointed family bathroom.

Outside, the property continues to impress. There is ample off-street parking, and the rear garden provides a lovely space to enjoy the surrounding countryside, with far-reaching views across the rolling farmland beyond. The open outlook gives the garden

a peaceful and private feel and is undoubtedly one of the property's most appealing features.

A further highlight is the substantial detached outbuilding, which benefits from power, plumbing and sewerage connections, together with planning permission already granted. This provides excellent potential for those looking to create additional accommodation, a home studio, annexe or another useful space to suit their individual requirements.

This is a particularly special home, combining the charm and proportions of a period property with the finish and practicality of a modern family home. Having been comprehensively renovated and beautifully maintained, it is presented in excellent turnkey condition and offers further potential for the future.

Situated within the popular village of Brompton, with beautiful countryside on the doorstep, this is a rare opportunity to acquire a characterful detached home with generous accommodation, stunning views and excellent additional potential.

LOCATION

This property is ideally situated in Brompton, a charming village offering a peaceful village setting whilst being within easy walking distance of Northallerton town centre, approximately 1 mile from the High Street. The heart of Brompton village itself is around 1.5 miles from Northallerton, with its pretty village green, well-regarded primary school, welcoming pub, historic church, local shop and regular bus service.

Northallerton is a thriving market town with a twice-weekly market, which has been running since it was chartered in 1200. The bustling High Street offers a wide range of independent businesses including delicatessens, greengrocers and department stores, alongside a selection of larger chains. There are also excellent leisure and recreational facilities including sports clubs, restaurants, pubs, a theatre, bowling alley and cinema, together with well-regarded primary and secondary schools.

The town is ideally positioned between the Yorkshire Dales and North York Moors National Parks and is well connected for commuters, with excellent road and rail links providing convenient access to Darlington, Newcastle, York, Leeds and beyond. With







the benefit of being able to walk into Northallerton, including via a pleasant route through the newly opened park and past the leisure centre, the property offers an appealing combination of village life and easy access to the amenities of the town.

Tenure

The property is Freehold.

Charges

North Yorkshire Council Tax Band D.

Services

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

Viewings

Viewings are strictly by appointment. Please contact the agent.

Agent's Notes

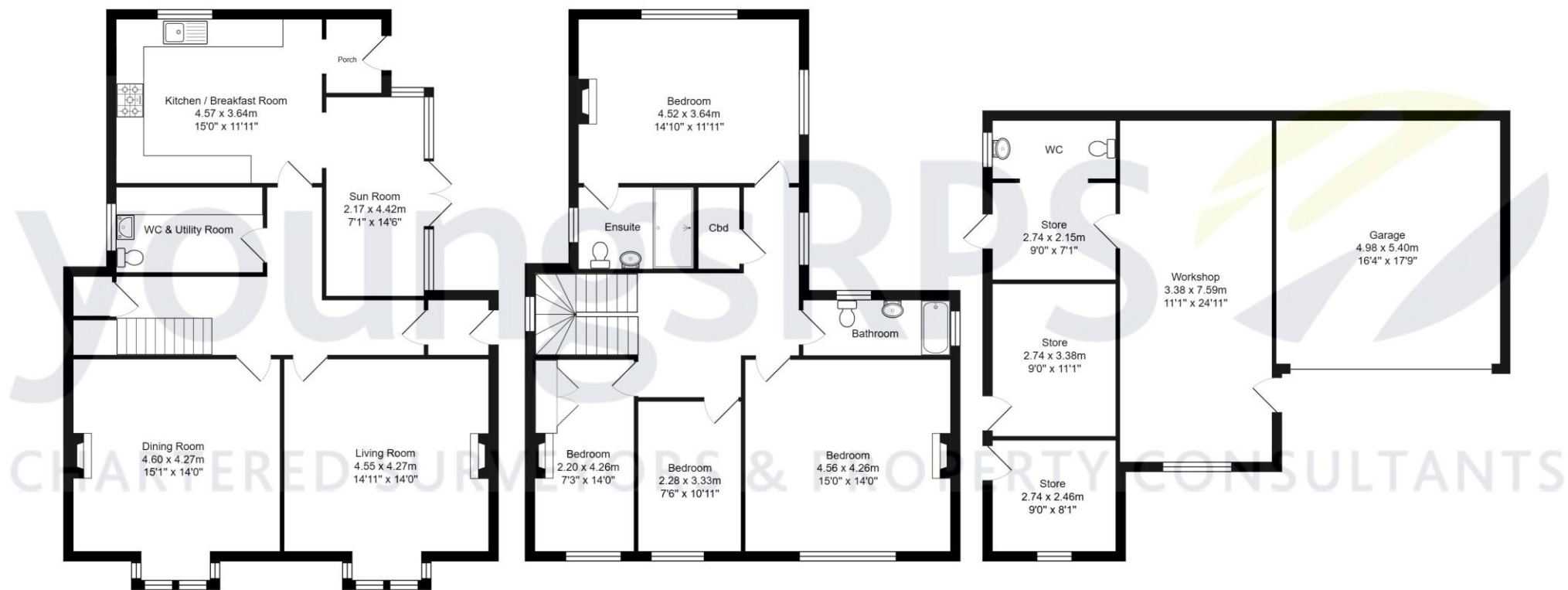
Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.











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