

GEORGE F. WHITE



BARN 2, BRIDGE FARM BARNs

BROMPTON ON SWALE ■ RICHMOND ■ NORTH YORKSHIRE ■ DL10 7HX

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YORKSHIRE ▪ DL10 7HX

Richmond 4 Miles ▪ Darlington 13 Miles ▪ Northallerton 14 Miles

Well appointed reception room with superb finishings
Beautiful fitted kitchen with integral appliances
Gardens with delightful outlook over open countryside
Private Parking
Village location with nearby amenities

Guide Price £295,000

Bedale 01677 425301
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The Area

Bridge Farm Barns are situated close to Catterick Racecourse enjoying views over pastoral countryside yet within minutes of Catterick Village which offers most amenities, and provides access onto the A1(M) allowing excellent commuting to the commercial centres of the North East.

The nearest train stations are in Darlington and Northallerton, no more than twenty minutes drive away, on the East Coast mainline running an excellent service from Edinburgh to London's Kings Cross. There is also a choice of airports for both domestic and international flights within an hour's drive or so.

Brompton on Swale is located close to both the Yorkshire Dales and the North York Moors National Parks. There are racecourses at Catterick, Ripon, Weatherby to name but a few and golf courses at Catterick, Richmond, Bedale and Barnard Castle. There is an excellent choice of state and private schools within the area.

The Property

The original steading built on the site of a former Roman settlement dates back to the 1700's and has recently been converted to an exceptionally high standard. Built largely of rubble stone and red brick under pan tiles the barns have retained their authentic traditional origins while being complemented by stylish interiors. Benefitting from mains water, electricity, and with drainage to a shared tank the barns also enjoy central heating fired by Calor gas, full cavity walls, oak double glazed windows, under floor heating, travertine flooring, and oak woodwork throughout.

A glazed front door leads in to the entrance hall where one is immediately struck by the quality oak doors and flooring. The sitting room is large and spacious with plenty of power and television points.

The superb kitchen features a travertine floor, bespoke fitted units which are totally integrated with all white goods which are included in the sale. There is a separate utility room which also leads to a downstairs cloakroom and a back door to the rear terrace.

An oak handmade staircase of great quality leads to the first floor. Barn 2 has two good sized double bedrooms with en-suite bathrooms.

All the bathrooms are equipped with extremely stylish Jacuzzi style baths with showers over, WCs, contemporary wash hand basins and heated towel rails. The travertine floors and in particular tiled walls are of a most

interesting nature and will not fail to impress. TV points are also fitted throughout the upstairs of the property.

Externally

A shared private drive off Gatherley Road grants access to the front of the development with its very pleasing façade and outlook. There are parking areas to the front of each property for at least two cars and large lawned gardens bounded by post and rail.

Energy Performance Certificate

The property is currently rated 'E'.

Note One

The photographs used to market this property were produced prior to the property being Let.

Directions

From the A1 take the Catterick Village Turn and follow the road through Catterick village and round the side of the Racecourse. Follow the road past The Bridge House Hotel and go over the bridge. As soon as you cross the bridge turn right just past Bridge Farm, marked by a George F White sale Board. Follow the drive around to the front of the properties.

Important Notice

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 professional verification should be sought. All dimensions/boundaries 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 you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



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