

## Arran House, Northallerton Road, Brompton, Northallerton DL6 2QA



### Guide Price £450,000

**\*\* MAGNIFICENT 4 BED DETACHED EDWARDIAN HOUSE \*\* PLENTY OF ORIGINAL FEATURES \*\*** Spacious lounge and dining room | Breakfast kitchen with separate utility room | Sun Room | Master bedroom with en-suite | Large plot with space for additional accommodation (subject to planning permission) | Beautiful gardens with summer house | Open views | Outbuildings with large separate workshop providing potential to run a business | Spacious detached garage | Ample parking

The house comprises of an entrance vestibule, spacious hallway, lounge, dining room, breakfast kitchen, sun room, utility room, and rear porch on the ground floor. Stairs from the hallway lead up to a generous first floor landing providing access to a master bedroom with en-suite, three further bedrooms, a family bathroom and a separate cloakroom.

The house is situated on a large plot, providing the option of additional accommodation if required (subject to planning permission). To the rear of the house there are beautifully maintained gardens with superb open views. There is also a lovely garden area to the side of the property as well as a courtyard area, brick outbuildings, a separate workshop and a larger than usual detached garage. There is a private driveway leading to the garage/workshop and a spacious parking area. All of which provide the opportunity to run a small business from home or to pursue a hobby that requires such space. To the front of the house is a garden with hedge boundaries providing a good degree of privacy.

## The Accommodation

### Entrance Vestibule

Hardwood entrance door with window panel above. Radiator. Picture rail. Dado rail. Coving. Half glazed door with leaded glass and leaded glass side panels opens into,

### Hallway

Spacious hallway with sealed unit double glazed window to side elevation. Stripped pine door opens into under stairs cupboard with light. Radiator. Picture rail. Dado rail. Coving. Return staircase with wooden bannister and spindles lead up to first floor accommodation. Separate panelled doors opening into lounge, dining room, breakfast kitchen, and utility room.



### Lounge

5.02m (16'6") (into bay) x 4.55m (14'11")

Original Edwardian fireplace with wooden surround and ornate art deco tiles and housing cast iron wood burning stove. Sealed unit double glazed bay window to front elevation. Sealed unit double glazed window to side elevation. Original panelling around bay window. Radiator. Ornamental coving. Ceiling rose centrepiece. Picture rail. Wall lights. TV point.



### Dining Room

5.01m (16'5") (into bay) x 4.58m (15'0")

Original Edwardian fireplace featuring wooden surround with tiled inlay and hearth and housing electric coal effect fire. Sealed unit double glazed bay window to front elevation. Original built-in cupboard with bookcase above. Radiator. Ornamental coving. Ceiling rose centrepiece. Picture rail. Dado rail. Stripped wooden floor boards. TV point.



### Breakfast Kitchen

4.56m (15') x 3.63m (11'11")

Fitted in a range of base and wall mounted units with display cabinets, wine rack, under lighting, and with wood effect work surfaces. Recess for Rangemaster double stove with oak beam over. One and a half bowl stainless steel sink unit with mixer tap. Radiator. Beamed ceiling. Picture rail. Wood effect flooring. Sealed unit double glazed window to rear elevation. Multi-paned glass door opens into sun room. Panelled door into rear porch.



### Utility Room

3.05m (10'0") x 1.83m (6'0")

Base and wall mounted units with work surface and with plumbing under for an automatic washing machine and space for a tumble dryer. Wall mounted gas fired combi system boiler. Sealed unit double glazed opaque window to side elevation.

### Sun Room

4.44m (14'7") x 2.08m (6'10")

Sealed unit double glazed windows onto side elevation and overlooking garden area. Multi-paned double glazed double doors open onto side of property. Wood effect flooring.



### Rear Porch

Wood effect uPVC double glazed door opens onto side garden.

## First Floor Landing

Return staircase from hallway with wooden bannister with spindles lead up to a spacious first floor landing. Sealed unit double glazed windows to both side elevations. Radiator. Picture rail. Smoke alarm. Separate panelled doors leading to four bedrooms, a family bathroom, and a separate cloakroom.

## Master Bedroom

4.58m (15'0) x 4.28m (14'1)

Twin sealed unit double glazed windows to front elevation. Original fireplace with wooden surround and green glazed tiles and hearth. Radiator. Coving. Picture rail. Stripped wooden floorboards. Double doors open into,



## En-Suite

Corner shower cubicle with Mira electric shower. Wall mounted wash hand basin. Tiled walls. Stripped wooden floorboards. Sealed unit double glazed opaque window to side elevation.

## Bedroom Two

4.33m (14'2) x 3.64m (11'11)

Sealed unit double glazed window to rear and side elevations providing fabulous open views. Radiator. Built in wardrobe.



## Bedroom Three

3.31m (10'10) x 2.28m (7'6)

Sealed unit double glazed window to front elevation. Radiator. Picture rail. Stripped wooden floorboards.



## Bedroom Four

4.27m (14'0) x 2.21m (7'3)

Sealed unit double glazed window to front elevation. Radiator. Original Edwardian fireplace with wooden surround and glazed tile inlay and hearth. Built-in wardrobe. Picture rail. Stripped wooden floor.



## Family Bathroom

3.01m (9'11) x 1.82m (6')

Three piece bathroom suite in white comprising of cast iron bath; pedestal wash hand basin; and low level WC. Separate shower cubicle with electric power shower. Partly tiled walls. Tiled floor. Chrome ladder style towel rail. Wall light. Extractor fan. Access to roof space. Sealed unit double glazed opaque window to side elevation.



## Cloakroom

Wall mounted wash hand basin. Low level WC. Sealed unit double glazed window to rear elevation. Radiator. Tiled floor.

## Detached Garage

5.38m (17'8) x 4.97m (16'4)

Up and over door. Power and light.

## Brick Built Outbuildings

Split into three separate spaces with power and light and a wooden entrance door to each. Firstly, there is a storage area with power and light leading through to a low level WC and wash hand basin. uPVC double glazed window to front elevation. Secondly, is a second room with original stone sink with tap and window to front elevation. Thirdly, is a potting shed with window to side elevation.



## Workshop

7.59m (24'11) x 3.31m (10'10)

Rear door opens into a further spacious workshop area with power and light. uPVC double glazed window to side elevation.

## Outside

To the front of the property double wooden gates open onto a gravelled driveway leading down one side of the house to a spacious area providing ample parking for numerous vehicles. To the front of the property is a garden, which is mainly laid to lawn with shrub borders and a hedge boundary providing a good degree of privacy. To the rear of the property is a courtyard area providing outside seating space and access to the outbuildings, workshop, and garage. Beyond is a fabulous rear garden, which has been lovingly maintained with a shaped lawned area and an abundance of flowers and shrubs. There is a wooden summer house and a greenhouse. From the garden there are lovely views across open countryside. There is also a fabulous garden area to one side of the property. There are hedged boundaries with trees and shrubs to provide a good degree of privacy throughout the gardens.



## Owner's opinions...

Arran House is situated in a lovely friendly area. It is within easy walking distance to Brompton and Northallerton. The gardens and patio areas provide many private areas to relax in.



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