DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £595,000

- Striking newly built 'coach house style' home
- 10 Year NHBC Buildmark Guarentee/Warranty
- Stunning open plan kitchen/dining area with integrated appliances and granite work surfaces
- Stylish bathrooms with high quality Duravit sanitaryware
- Textured ceramic wall tiling
- Fully enclosed landscaped gardens
- Off street parking accessed from private parking court and large secure storeroom for cycles etc.

4 Yeoman Court, Brompton, Northallerton, DL6 2BH

This stunning newly built four bedroom "coach house" style dwelling is appointed to the highest of specifications seamlessly nested with the grounds of Yeoman Court; a Grade II Listed Arts and Crafts mansion now converted into individual quality homes.

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4 Yeoman Court, Brompton, Northallerton, North Yorkshire, DL6 2BH

General remarks

Number 4 Yeoman Court is a distinctive detached home cleverly designed to blend into the grounds of the stunning Grade II Listed Arts and Crafts mansion, whilst retaining its own identity with just over 2200 sqft of accommodation with a state of the art specification backed up by a 10-year NHBC Buildmark Guarantee/Warranty, (Cover to start Summer 2025).
With the benefit of highly efficient air source heat pump underfloor heating to the ground floor and radiators to the first floor together with excellent insulation and comprehensive double glazing the property has an A/B rated EPC. The coach house is approached via a central reception hall with a guest cloakroom and utility room. An elegant dual aspect through living room is served by a large comprehensively appointed 300 sqft family dining kitchen with granite work surfaces and integrated appliances - a perfect space for entertaining.

The ground floor layout is completed by a large guest / family bedroom with its own ensuite facility whilst on the first floor there is a superb principal bedroom again with an ensuite shower room. Two further double family bedrooms are served by a stylish house bathroom.

The south facing garden areas which lie to the front of the property have been laid out with ease of maintenance in mind comprising stone flagged seating areas and lawns bounded by a brick screening wall alongside which there is a double width driveway and a useful 19' long storeroom

This conveniently located North Yorkshire village lies within easy striking distance of the County town of Northallerton with its excellent amenities and this is the prefect base for the busy commuter seeking access to highly regarded local schools and excellent road links to major commercial centres in York and Teesside with superb railway links from Northallerton to London and Edinburgh.

Agents note : Please note, some of our images for this development are enhanced or artists impressions.

Directions

Proceeding out of Northallerton on the Stokesley road A684 in the direction of the A19 turn left into Brompton on Lead lane and left again onto Northallerton Road where Yeoman Court will be found on the brow of the hill identified by our For Sale boards

what3words promoted.barnarian.evoke

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band

Tenure, Services & Parking

- Freehold
- Mains gas electric, water and drainage. Domestic heating is Air Source Heat Pump
- Off road parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

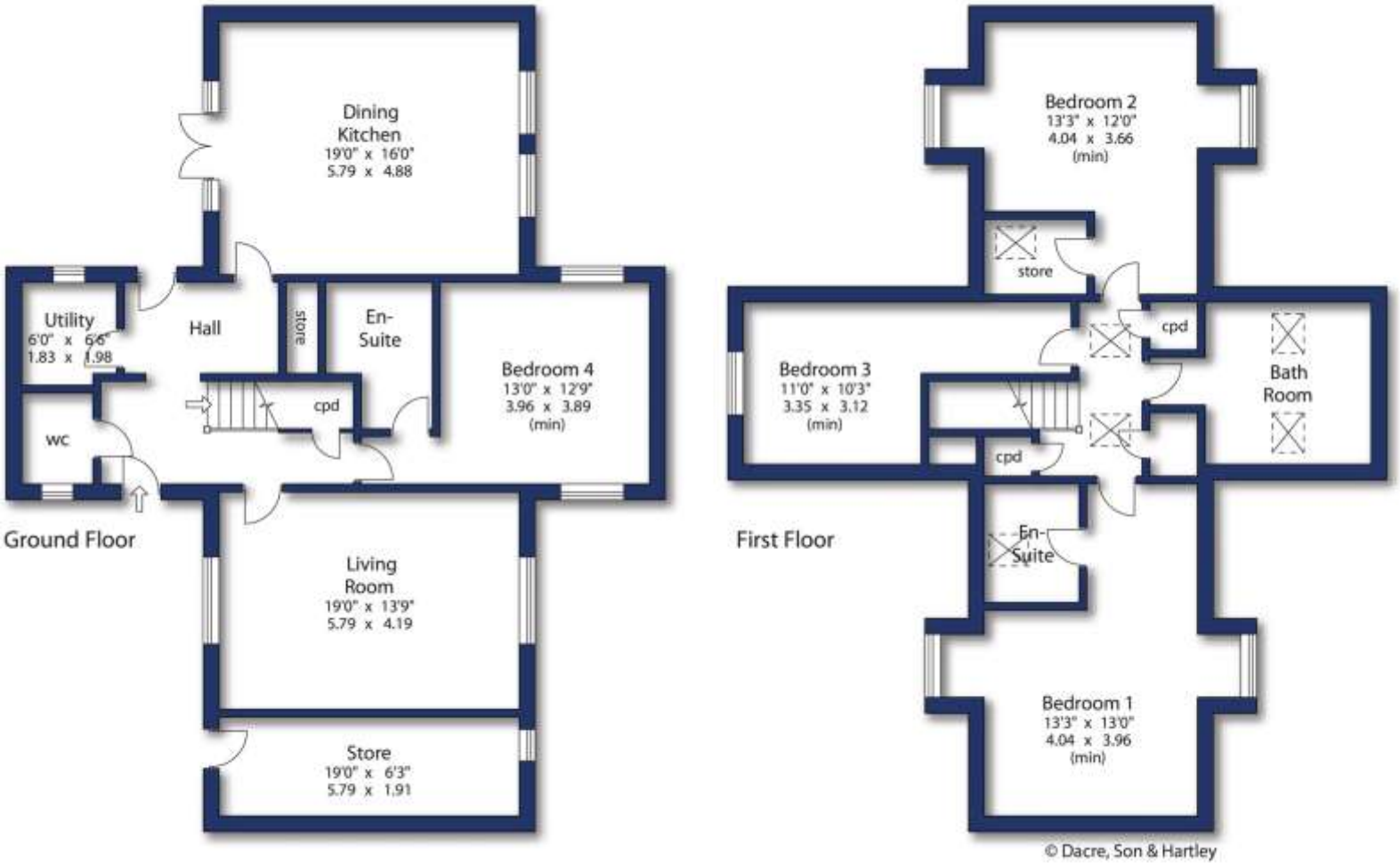
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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