



WESTBROOK, RICHMOND ROAD  
Brompton On Swale, Richmond



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# WESTBROOK, RICHMOND ROAD

Brompton On Swale DL10 7HE

Nestled in the charming village of Brompton on Swale, this beautifully presented and deceptively spacious family home offers a perfect blend of modern living and traditional comfort.

This superbly presented property has been significantly extended to provide ample space for family life, boasting an impressive 1,810 square feet and a stunning kitchen.

- \* Beautifully presented
- \* Significantly extended
- \* Deceptively spacious
- \* Large, open-plan dining kitchen
  - \* Four bedrooms
  - \* Gardens
  - \* Parking



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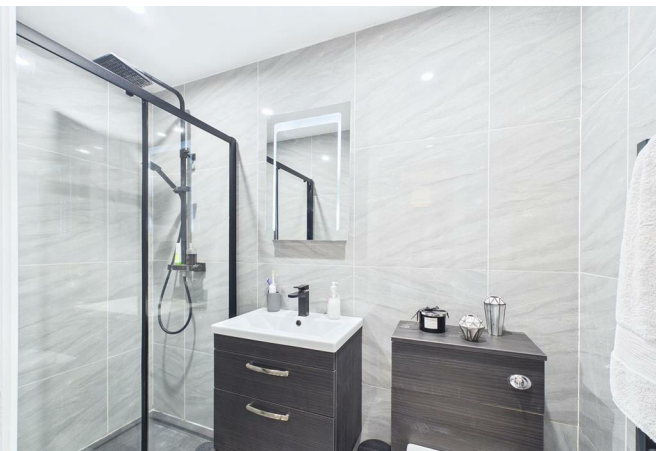


## Situation and Amenities

Brompton on Swale is a popular village which has a post office/village shop, primary school, church, two public houses, sports hall and field.

The nearby Georgian market town of Richmond offers a good range of amenities, including national and local retailers, leisure centre, two secondary schools and several primary schools. The Station, a restored Victorian railway station, which features a restaurant, cinema and gallery, is also home to a number of artisan food producers and is a popular local attraction.

Brompton on Swale benefits from excellent access to the region being 0.8 miles from the A1(M) access points, 4.4 miles from Richmond, 11.8 miles from Darlington and 14.3 miles from Northallerton. Please note that all distances are approximate.







### The Property

This deceptively spacious family home on Richmond Road offers a perfect blend of modern living and traditional comfort. This superbly presented property has been significantly extended to provide ample space for family life, boasting an impressive 1,810 square feet and a stunning kitchen.

The house features four bedrooms, ensuring that there is plenty of room for family members or guests. The two bathrooms are thoughtfully placed to cater to the needs of a busy household. The heart of the home is undoubtedly the fantastic open-plan modern dining kitchen, which creates a welcoming atmosphere for both everyday living and entertaining. This space is perfect for family gatherings or hosting friends, allowing for seamless interaction while cooking and dining.

In addition to the spacious interior, the property benefits from off-street parking, providing convenience for residents and visitors alike. The gardens offer a delightful outdoor space for relaxation and play, enhancing the overall appeal of this lovely residence.

Brompton On Swale is a picturesque village that offers a tranquil lifestyle while still being within easy reach of local amenities and transport links. This property is an ideal choice for families seeking a comfortable and stylish home in a friendly community. With its combination of space, modern features and a village setting, this four-bedroom house is sure to impress.





## Accommodation

### Ground Floor

The main entrance to the property is via the rear door, opening into the boot room which has fitted storage cupboards. The front entrance door leads into a reception room, which is used as a playroom by the current owners.

The living room boasts two windows to the front and a fireplace with an inset, cast-iron multi-fuel stove. The dining room has an open arch leading through to the kitchen, a staircase to the first floor and a door to the study.

The kitchen is the focal point of this stunning family home and is fully fitted with an island unit and bi-fold doors to the rear garden. There is access to the hallway, the utility room with w.c. and a store/former garage.

### First Floor

The first floor landing provides access to a master bedroom with en suite shower room, three further bedrooms and a house bathroom boasting a four-piece suite with a step-in shower, vanity wash hand basin, low-level w.c and tiled bath.

### Gardens

The property enjoys three garden areas. The front garden is mainly laid to lawn with hedged and walled boundaries, whilst the rear garden is also mainly laid to lawn with a patio area, a pathway leading to the rear entrance and access to a useful store/former garage. There is a further generous garden beyond the parking area which is mainly laid to lawn with walled boundaries, mature trees and a timber-built shed.

### Parking

There is designated off-street parking with cast iron gates for up to four cars to the rear, which is accessed via a private road of residents only leading off from Richmond Road.

### Services

Mains electricity, water and gas-fired central heating.

### Local Authority

North Yorkshire Council. Council tax band E.

### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

### Tenure

The property is believed to be offered freehold with vacant possession on completion. Agents Note: By virtue of Section 21 (s) of the Estate Agents Act 1979 we are required to inform prospective buyers that an employee of GSC Grays is the vendor of this property.

### What3Words

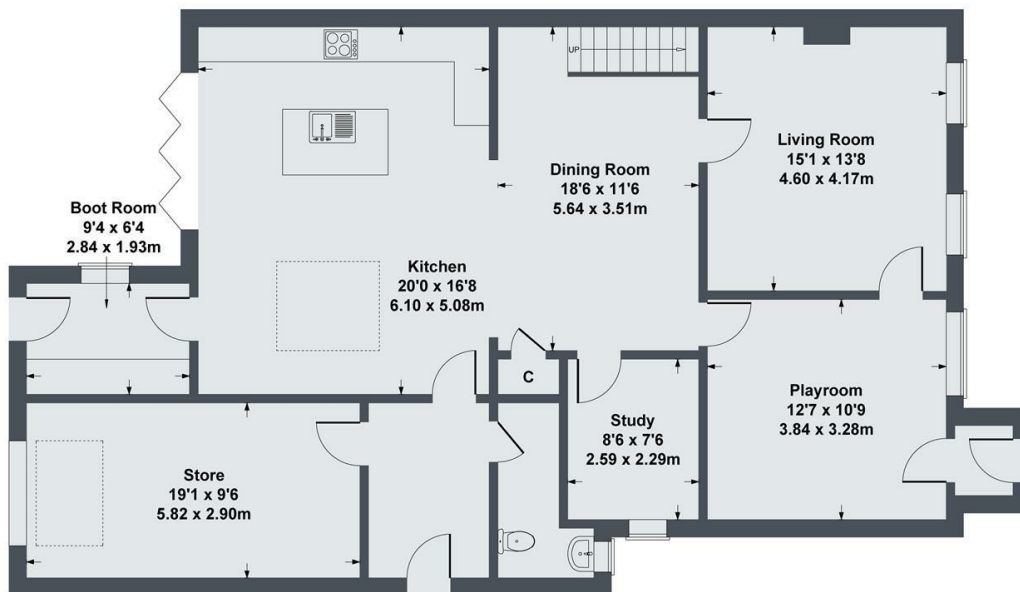
[touchy.outgrown.organist](https://touchy.outgrown.organist)

### Conditions of Sale: Anti-Money Laundering

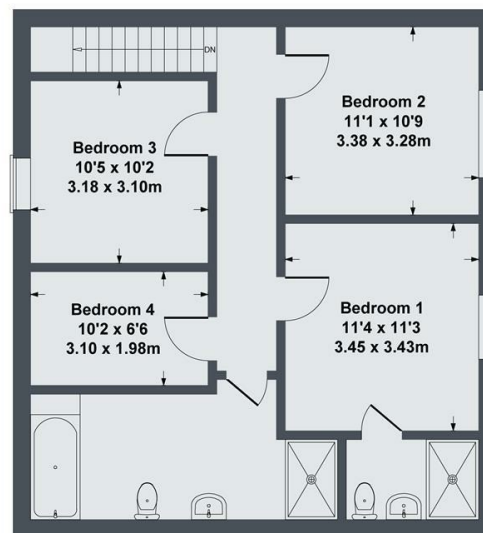
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Westbrook, Brompton On Swale

Approximate Gross Internal Area  
2186 sq ft - 203 sq m



GROUND FLOOR



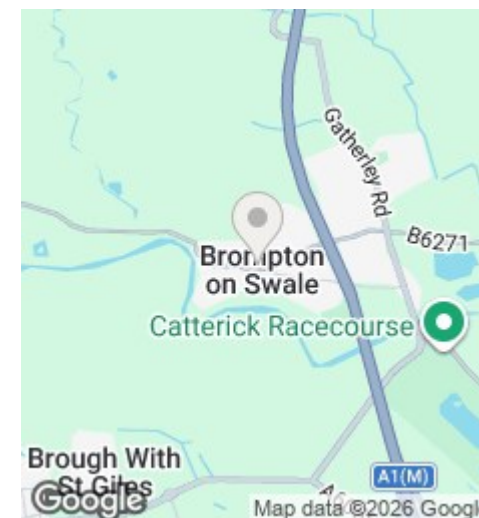
FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>83</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
|                                             | <b>60</b> |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |



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- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.