



M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

The Green Tree Inn, Stokesley Road, Brompton, Northallerton.



**Detached Long Established Village Public House
Living Accommodation, Car Park, Gardens.**

OIR £250,000

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The Green Tree, Brompton

This public house has been closed for some time but in the past has had a good steady local trade for beer and food, and offers potential for a variety of uses subject to planning permission. It would benefit from upgrading in areas but occupies a good visible roadside site with car parking and gardens as well as the original forge to the side.

The accommodation comprises:

Entrance Porch 1.37 x 1.22m (4'6" x 4'0") with door to



Main Bar 12.34 x 4.27m (40'6" x 14'0") character beamed bar area with Traditional bar, wood burning stove, steps down to **Cellar Area** with external barrel hatch.



Kitchen 2.54 x 2.54(8'4" x 8'4") a range of fitted cupboard units, stainless steel sink unit, mixer tap, Flavel oven and grill, four ring hob unit, extractor fan.

Gentlemen and Ladies Toilets

First Floor

Landing 3.12 x 0.9m (10'3" x 3'0"max)

Living Room 5.18 x 4.18m (17'0" x 13'9") wall mounted electric night store heater, windows to the front.

Bedroom 1 3.47 x 3.45m (11'5" x 11'4"), fitted night store heater.

Bedroom 2 3.5 x 3.32m (11'6" x 10'11") Fitted night store heater

Bedroom 3 **4.0 x 2.45m (13'2" x 8'1")** with Airing Cupboard and lagged cylinder, night store heater.

Bathroom **2.5 x 2.18m (8'2" x 7'2")**, part tiled with white suite comprising panelled bath with electric shower over, wash basin and W.C, electric wall heater and towel rail.

External

Store **8.7 x 4.3m (28'6" x 14'0")**, concrete floor, access to front and rear, The Forge, but now providing useful storage area.



Rear elevation



Rear garden/quits pitch



Car park to side

Part paved and covered area to rear, enclosed rear gardens and adjacent tarmac parking area.

Services Mains water and electric, drainage to septic tank.

EPC Rating Awaiting EPC

Viewing Strictly by prior appointment with the Agents.

Please Note: all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



Contact us for a free no obligation market valuation of your property.

RICS homebuyers surveys available contact ourselves for further details