



**Derwent Cottage Mire Syke Lane, Scotton Knaresborough HG5  
9HW**

**welcome to**

**Derwent Cottage Mire Syke Lane, Scotton Knaresborough**

A beautiful period property offering spacious and characterful accommodation which briefly comprises; three reception rooms, four bedrooms and three bathrooms. Externally there are beautiful grounds and a gated driveway providing ample parking. Situated in a highly sought after and convenient area.



## Derwent Cottage

A charming and unique period home, Derwent Cottage offers spacious and versatile accommodation while preserving much of its original character and charm.

This well-presented property spans approximately 2,700 square feet and is full of period features that create a warm and inviting atmosphere.

Upon arrival, visitors are greeted by an impressive entrance framed in dressed stone, making an excellent first impression. The entrance vestibule leads to a large living room, which showcases exposed timber beams and a welcoming fireplace. Next to this, a cosy sitting room also features an electric fire and provides access to the first floor. The elegant dining room, with its own open fireplace, leads into a charming breakfast kitchen equipped with traditional wall and base units, as well as a freestanding Aga that becomes the focal point of the room. The ground floor also includes a conservatory, a practical utility room, a separate study, and a guest w.c.

Towards the rear of the property, the adjoining guest annex features a kitchen, living room and bedroom with ensuite shower room, offering private accommodation for guests/family.

To access the first floor there are two staircases, one in the living room and the second in the dining room. On the first floor there are four generously sized bedrooms that enjoy open views of the surrounding countryside. This level also features two bathrooms.

## Externally

Set within private, well-tended grounds, the home is accessed through a timber gate leading to a spacious rear courtyard with ample parking. The extensive gardens, lovingly cared for over many years, are perfect for family enjoyment. A Yorkshire stone patio provides an ideal spot for outdoor entertaining, with the beautifully landscaped garden and peaceful surroundings enhancing the experience.

Located in the desirable village of Scotton, the home is within easy reach of local amenities and offers convenient access to the business hubs of Leeds, Bradford, and York. Nearby train stations provide regular services to London Kings Cross and Edinburgh.



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## Derwent Cottage Mire Syke Lane, Scotton Knaresborough

- A Beautiful Period Home
- Four Good Sized Bedrooms
- Three Reception Rooms & Conservatory
- Three Bathrooms
- Guest Annex With Private Access

Tenure: Freehold EPC Rating: Awaiting



Ground Floor



First Floor

# £1,100,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HRG106885 - 0004

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