



VERITY
FREARSON

DERWENT COTTAGE, MIRE SYKE LANE, SCOTTON, HG5 9HW

£950,000

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Scotton, HG5 9HW

A most charming and unique period home offering spacious and versatile accommodation with potential annex accommodation, extending in total to over 2,700 sq ft, situated within beautifully maintained grounds in the desirable village of Scotton.

Derwent Cottage is a character-filled period property which offers generous and flexible living space whilst retaining a wealth of original charm. The home features exposed timber beams, period fireplaces, and elegant reception rooms, as well as a delightful conservatory and a self-contained guest annex. On the ground floor, the inviting entrance vestibule leads to a spacious living room with exposed beams and an impressive fireplace, creating a warm and welcoming atmosphere. A second sitting room, with electric fire, provides access to the first floor. The elegant dining room, with open fireplace, leads to a charming breakfast kitchen fitted with traditional units and centred around a classic Aga. Further ground-floor accommodation includes a conservatory, utility room, study, and guest cloakroom.

An adjoining guest annex offers a private kitchen, living room, and double bedroom with en-suite shower room – ideal for visitors, dependent relatives, or as an independent workspace. The property benefits from two staircases, one from the living room and another from the dining room, both leading to the first floor. Here there are four generously proportioned bedrooms enjoying open countryside views, together with two well-appointed bathrooms.



Living Room · Sitting Room · Dining Room · Breakfast Kitchen · Conservatory · Utility · Study · WC

4 Bedrooms · 2 Bathrooms

Off-Road Parking · Garden

Annex: Kitchen · Living Room · Bedroom · En-Suite







ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

A welcoming entrance with feature stonework.

LIVING ROOM

A spacious reception room with exposed timber beams and an attractive fireplace.

SITTING ROOM

A cosy reception with electric fire and staircase to the first floor.

DINING ROOM

An elegant reception room with open fireplace, leading to the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a range of traditional units and centred around a classic Aga. Space for informal dining.

CONSERVATORY

With views over the gardens and access to the patio.

UTILITY ROOM

Practical space with storage and plumbing for appliances.

STUDY

A useful workspace or home office.

CLOAKROOM / WC

Fitted with WC and washbasin.

FIRST FLOOR

BEDROOM ONE

A large double with countryside views.

BEDROOM TWO

A further generous double.

BEDROOM THREE

A double bedroom.

BEDROOM FOUR

A spacious single or small double bedroom.

BATHROOMS

Two well-appointed bathrooms, each with quality fittings.

GUEST ANNEX

Comprising kitchen, living room, and double bedroom (without a window) with en-suite shower room.

FLOOR PLAN



Ground Floor



First Floor

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

The property is approached via a timber gate leading to a spacious courtyard with ample parking. The beautifully maintained gardens feature extensive lawned areas, mature planting, and a Yorkshire stone patio – ideal for outdoor entertaining. The peaceful setting is further enhanced by open views over the surrounding countryside.

Location

Derwent Cottage is situated in the sought-after village of Scotton, just five miles from Harrogate. The location offers easy access to the business centres of Leeds, Bradford, and York, as well as nearby train stations providing regular services to London Kings Cross and Edinburgh.

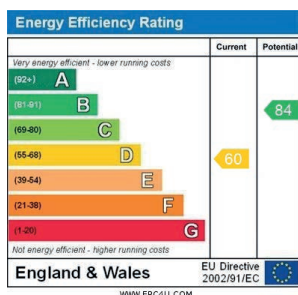
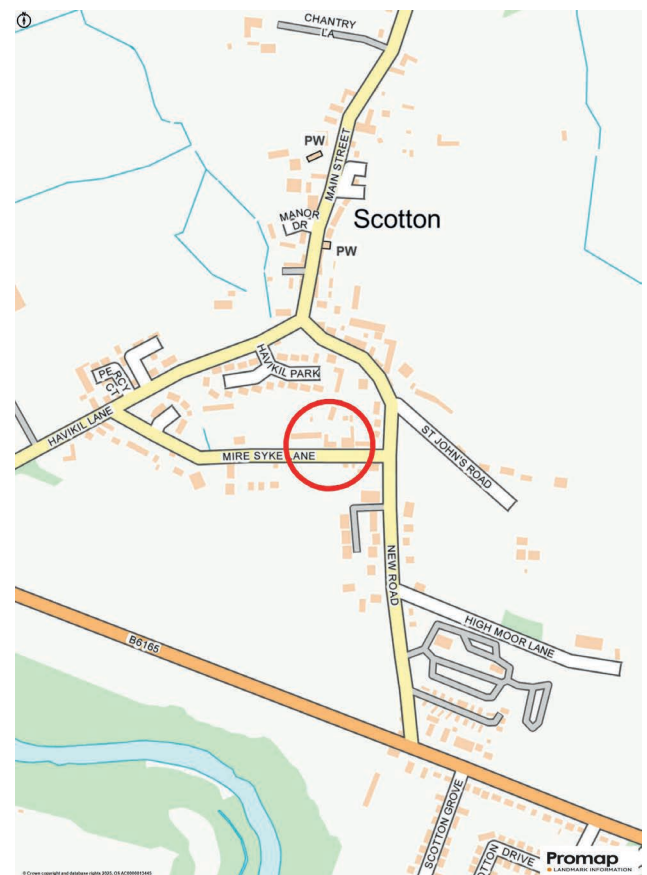
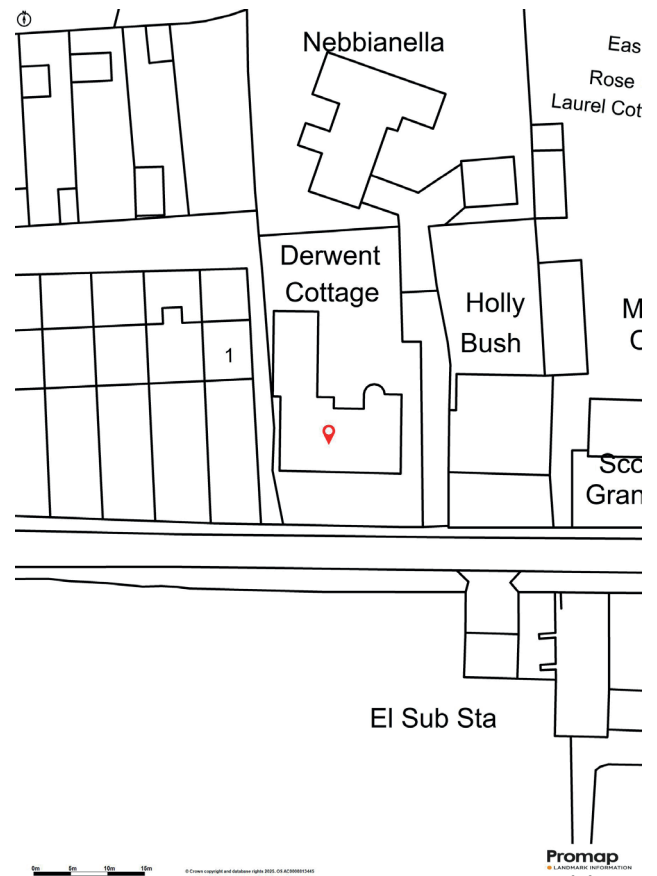
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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