



THE NOOK  
Scruton, Northallerton



GSC GRAYS

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# THE NOOK

Northallerton, North Yorkshire, DL7 0QZ

The Nook is a wonderful character detached home situated perfectly on the edge of the exceptional village of Scruton. Now in need of a complete program of refurbishment, it is time for a new owner to create their own dream home in this idyllic spot. The property stands at the end of a no-through road and is positioned in the centre of wraparound, part walled cottage gardens. Those with green fingers will relish the surroundings with some additional outbuildings for equipment and with bags of further potential.

The accommodation internally offers two large reception rooms both with fireplaces along with a large kitchen, utility room and a great separate pantry. Three double bedrooms on the first floor are serviced by the ground-floor bathroom. Outside a gated driveway opens up to provide off-road parking for several vehicles.

Available with no upper chain.



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## Situation and Amenities

The village of Scruton is approximately five miles west of Northallerton and four miles east of Bedale, with a local pub 'The Coore Arms', a cricket club, church, playing field, village hall and a bus service running to Northallerton and Bedale.

Morton-on-Swale is approximately two miles away and has a local village shop/post office, a butchers shop, garage, primary school and pub. Northallerton and Bedale offer a range of further facilities including shops, supermarkets, a twice weekly market, primary and secondary schooling, a hospital and a library. In addition, there is a range of sporting and leisure facilities within the area as a whole.

Scruton has excellent transport links with the A1(M) at Leeming Bar and the A19 to the east of Northallerton.





### Accommodation

The front door leads into an entrance vestibule with quarry tiled floor and a door leading through to the hallway, which has timber parquet flooring and doors to both the living room and dining room.

The living room has a fireplace, small storage cupboard and a window to the front overlooking the cottage garden. The dining room features a wood-burning stove and has laminate flooring, a range of cupboards, a window overlooking the front garden and a door to the kitchen.

The kitchen has floor-mounted units, a stainless steel sink and draining unit, stairs leading up to the first floor, a window to the rear, access to a larder store and doors to the utility room and ground floor bathroom. The pantry has a full range of shelving, a window to the side and an under-stairs cupboard with shelving. The utility room has hot and cold plumbing, a window to the side and a door leading out to the rear garden.



Conveniently situated on the ground floor, the bathroom has a panelled bath with shower over, pedestal hand wash basin, low-level w.c, a storage cupboard and a window to the side.

The first floor landing has a window overlooking the side garden and gives access to the loft along with three bedrooms, two of which are doubles overlooking the front garden. The rear bedroom houses the hot water tank and looks out over the rear garden.

### Externally

Two gates open up to the front of the property, which is surrounded by cottage-style gardens. Although a little overgrown currently, for those with green fingers and time these can be restored to their former glory.

The front garden could provide off-road parking for several vehicles if desired. There is access around to the rear garden, where there is a range of outbuildings attached to the house. There is a pathway winding through the garden, which has mature trees and raised flower beds.

A greenhouse or sunroom is also attached to the property.

### Services

Oil-fired central heating, mains water and drainage.

### 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.

### Local Authority

North Yorkshire Council. Council tax band E.

### Particulars and Photographs

Particulars prepared and photographs taken July 2024.

# The Nook, Scruton, Northallerton, DL7 0QZ

Approximate Gross Internal Area  
1755 sq ft - 163 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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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