



Beaully Cottage
Knarsborough



Property

Beauly Cottage
Main Street
Scotton
HG5 9HY



GUIDE PRICE £279,950

A little gem...rare opportunity to find a cottage with huge potential in the prime village location of Scotton with an excellent pub a short stroll from the front door. Scotton is close to the market towns of Knaresborough and Harrogate, there are excellent primary schools just a mile away and it lies in the encashment for the main schools in the area.

The cottage in its current format is a very comfortable size offering a well equipped kitchen diner and cosy living room with exposed beams throughout. Upstairs you will find two character bedrooms one with en-suite and a house bathroom.

What offers huge potential is the outbuildings 2 of which could be easily reconnected to the main house subject to regulations/planning. There could be scope to significantly extend the footprint and value of the cottage and or there is a fantastic workshop and storage facility in hand.

Externally there is a small courtyard and on street parking in front of the house.

Offered at just £275, 000 with no onward chain the property offers significant value for money. We have successfully rented the property for many years for our client so works for an investor, small family, couple or single and remember there is still time to complete while the stamp duty offer is in place.

- 2 Bedrooms
- Lounge With Feature Log Burner
- Spacious Kitchen
- Master With En-Suite

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TENURE

Freehold.

FIXTURES AND FITTINGS

Are to be negotiated separately.

SERVICES

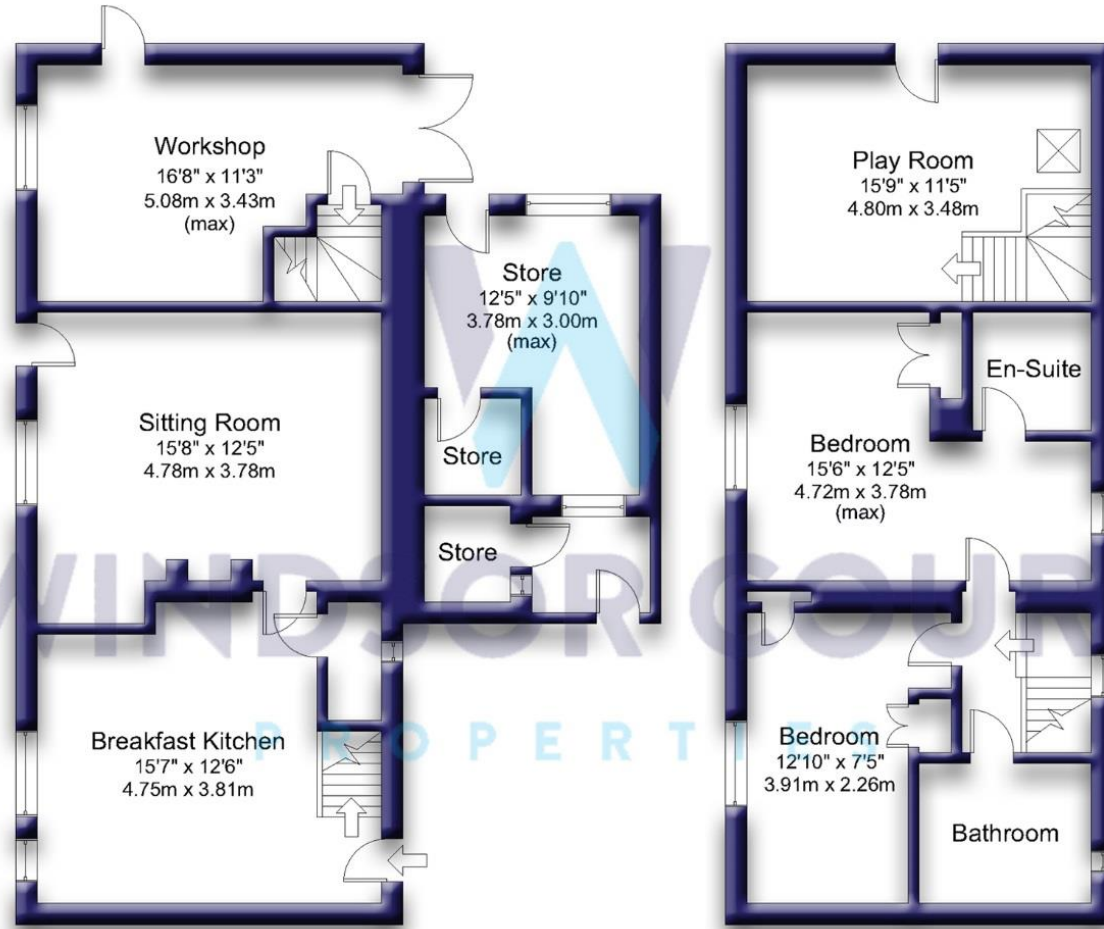
All mains services are connected.

RATING AUTHORITY

Harrogate Borough Council.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



Ground Floor

First Floor

Not to Scale.
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