



## 5 SCOTTON HOUSE BARNES

SCOTTON, CATTERICK GARRISON, DL9 3PW

**£220,000**  
**FREEHOLD**

A Well Presented Individual Modern Single Story Barn Conversion within a select courtyard setting. Open Plan Living Room/Kitchen, Inner Hall, 3 Bedrooms, Shower Room/WC, 2 Parking Spaces, South Facing Low Maintenance Rear Garden, Gas Fired Central Heating, Double Glazing. Council Tax Band C. EER C72.

**NORMAN F. BROWN**

Est. 1967

# 5 SCOTTON HOUSE BARN

- QUALITY MODERN BARN CONVERSION • 3 BEDROOMS • SOUTH FACING GARDEN • PARKING FOR 2 CARS • GAS CENTRAL HEATING • DOUBLE GLAZING



## DESCRIPTION

A Well Presented Individual Modern Single Story Barn Conversion within a select courtyard setting. Open Plan Living Room/Kitchen, Inner Hall, 3 Bedrooms, Shower Room/WC, 2 Parking Spaces, South Facing Low Maintenance Rear Garden, Gas Fired Central Heating, Double Glazing. Council Tax Band C. EER C72.

## OPEN PLAN LIVING ROOM/KITCHEN

Open beamed ceiling with spotlights, cast iron multi fuel stove with slate hearth, 3 radiators, oak effect laminate floor. Kitchen fitted in 2022 comprising single drainer sink unit with mixer tap, grey wood effect laminate work surfaces, light grey cupboards and drawers, built in electric oven and four ring ceramic hob, built in fridge, built in freezer, built in washing machine, concealed wall mounted BAXI gas fired boiler. Timber entrance doors to front and rear with double glazed panels and roller blinds. Oak door to Inner Hall.

## INNER HALL

Oak effect laminate floor, access to loft space, oak doors to Bedrooms and Shower Room.

## BEDROOM 1

Maximum measurements. Open beamed ceiling, radiator. Double glazed timber external door to side. Oak door to Inner Hall.

## BEDROOM 2

Maximum measurements. Open beamed ceiling, radiator. Double glazed timber door external door to side. Oak door to Inner Hall.

## BEDROOM 3

Maximum measurements. Open beamed ceiling, radiator. Oak door to Inner Hall. Double glazed window to front.

## SHOWER ROOM/WC

Fitted in 2022 comprising wash hand basin in vanity unit with white matt cupboards below, large shower cubicle with aquaboard panelling and glass door, WC, heated towel ladder, open beamed ceiling. Double glazed window to side. Oak door to Inner Hall.

## OUTSIDE

To the front

Outside courtesy light, cold water tap. Gravel strip behind low stone wall which wraps around the front and side (east) of the property. 2 Parking Spaces.

South Facing Low Maintenance Rear Garden enclosed by 6 foot panel fencing comprising lawn, stone patio, outside courtesy light. Personnel gate to side.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. The title register is NYK 346686

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Property Reference – 17636540

Particulars Prepared – September 2023.

## IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

## FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

## FREE IMPARTIAL MORTGAGE ADVICE

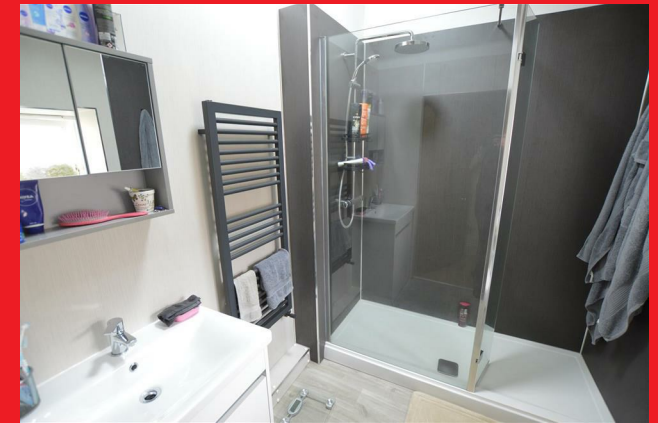
## CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

## YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

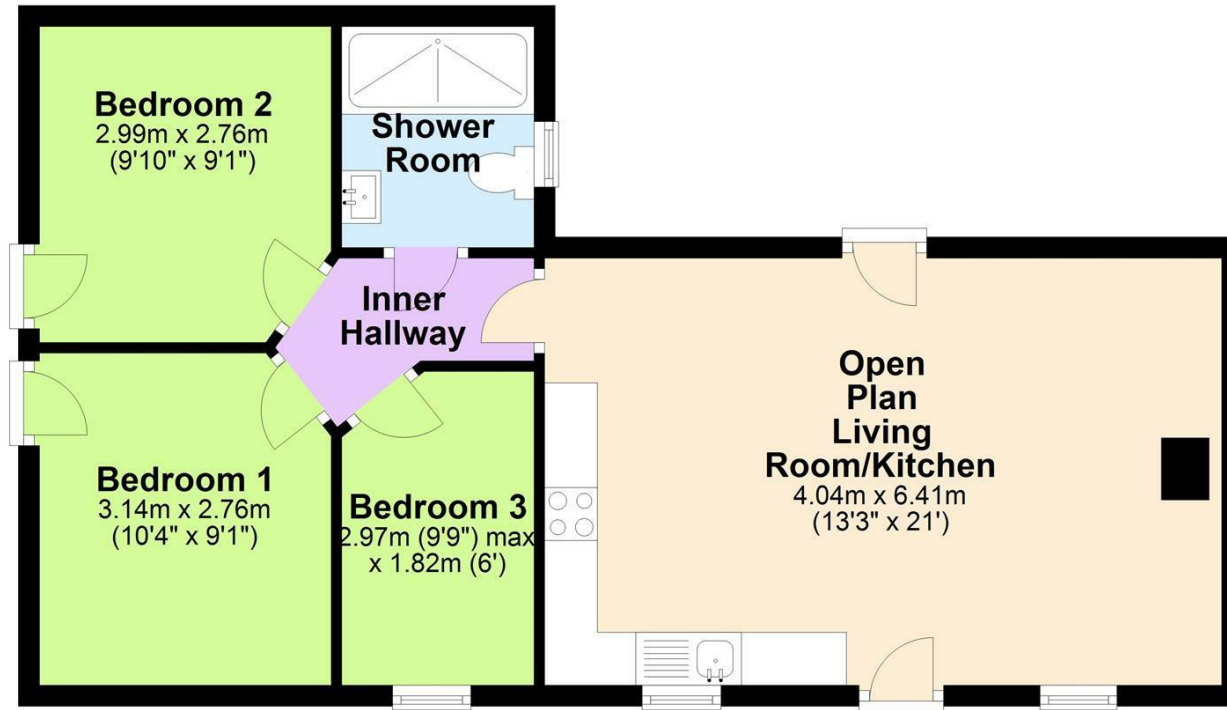
A life assurance policy may be required. Written quotation available upon request.

# 5 SCOTTON HOUSE BARN



## Ground Floor

Approx. 55.4 sq. metres (596.8 sq. feet)



Total area: approx. 55.4 sq. metres (596.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>72</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Sales  
14 Queens Road  
Richmond  
North Yorkshire  
DL10 4AG

01748 822473  
richmond@normanfbrown.co.uk  
www.normanfbrown.co.uk

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