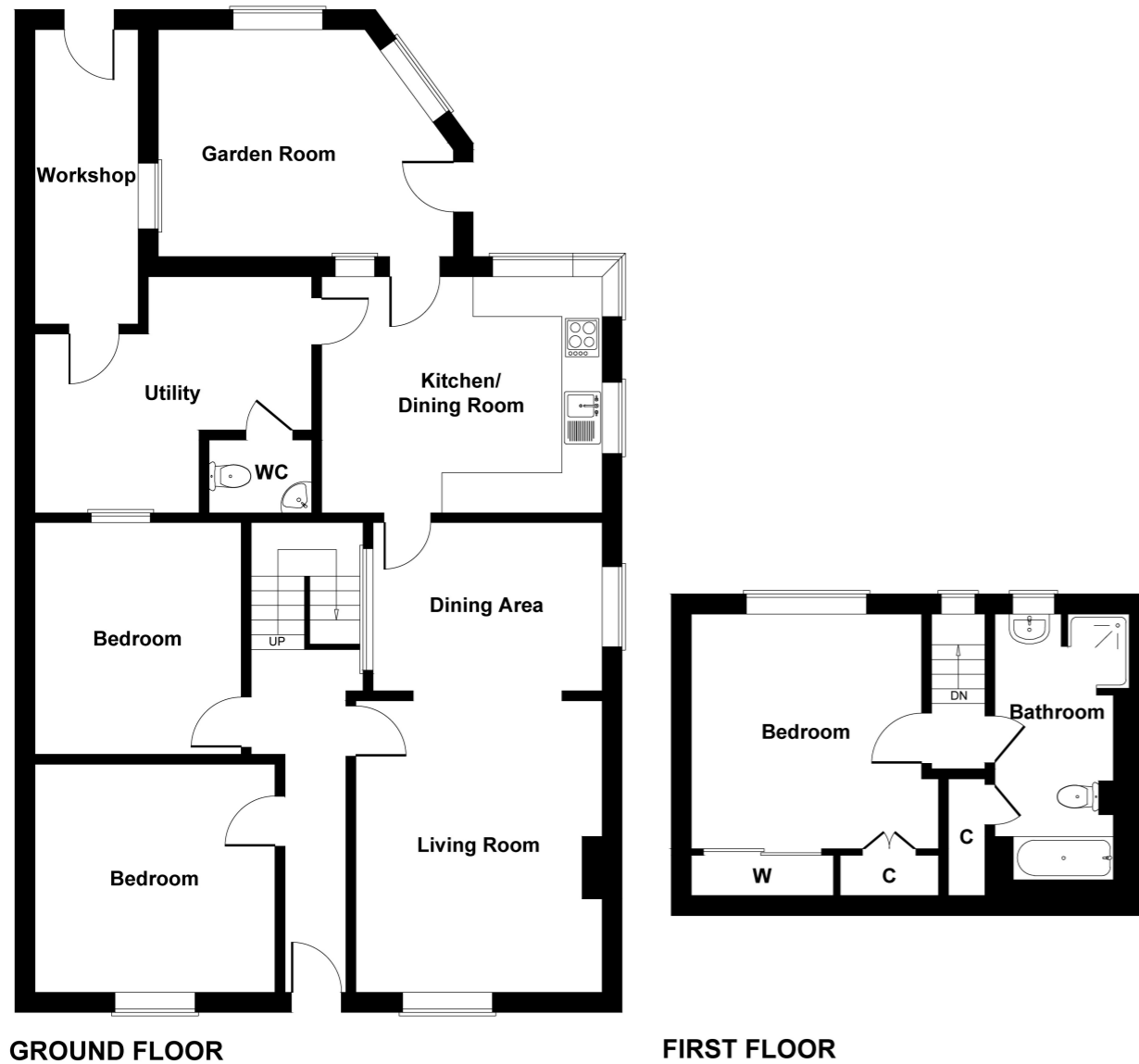


Oak Lea, Skeeby, DL10 5EG



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. 2023

**OAK LEA**  
**SCURRAGH LANE, SKEEBY**



Enjoying fine open views with extensive mature woodland and grass paddock land (11 acres approx.) and range of outbuildings offering great equestrian potential, a substantial extended semi-detached property with two reception rooms set in mature well stocked gardens.

Oak Lea requires repair and refurbishment works throughout, is well located for local market towns and main road communications and provides tremendous further scope.

**HALL – LIVING ROOM – DINING ROOM – KITCHEN – UTILITY – WORKSHOP/STORE – WC/CLOAKS – GARDEN ROOM – 3 BEDROOMS – BATHROOM/WC – GARDENS – GARAGE – CAR PORT – POLYTUNNELS – WOODLAND/GRASSLAND APPROX 11 ACRES**  
**GAS CENTRAL HEATING** **PART DOUBLE GLAZING**

**Price: £395,000**



# Oak Lea, Scurragh Lane, Skeeby, Nr. Richmond, DL10 5EG

The accommodation is as follows.....

**HALL:**

With panelled entrance door, an open through hallway and staircase to the first floor.

**LIVING ROOM:**

(12'3" x 14'3") Enjoying good natural light with window to the front, tiled fireplace with inset cast-iron stove and opening to....



**DINING ROOM:**

(10'9" x 8'9") Providing a separate dining area with window to the side.

**KITCHEN:**

(13'2" x 11') Fitted with range of units in light finish with worksurfaces, sink unit, tiled surrounds, built-in oven, hob and extractor and "Rayburn" stove.



**UTILITY:**

(13'7" max. x 6'11" av.) A useful utility area, again with range of units in light finish with worksurfaces, plumbing points, power points and central heating boiler.

**WC/CLOAKS:**

Having WC and wash-hand basin.

**WORKSHOP/STORE:**

A side passageway workshop area opening to the rear gardens.

**GARDEN ROOM:**

(14'5" x 9'9") Secondary glazed with tiled flooring and opening to the rear gardens.



**BEDROOM 1:**

(11'9" x 11'3") A good-size ground floor bedroom with window to the front and stripped wood flooring.

**BEDROOM 2:**

(11'4" x 10'2") Again providing a good-size ground floor bedroom.

**LANDING:**

**BEDROOM 3:**

(10'1" x 11' max.) Overlooking the rear gardens and with built-in cupboards.



**BATHROOM/WC:**

(5'7" av. x 11' av.) Having panelled bath, shower area, wash-hand basin and WC.

**GARDENS:**

Driveway to the front with additional hardstanding and well-stocked gardens stretching to the front with mature shrubs and hedging.

Further lawned gardens stretch to the rear of the property flanked by mature trees, shrubs and conifers and rockery areas.



**CAR PORT:**

(10' x 23' approx.)

**GARAGE:**

15' x 9' approx.) With light and power.

**RANGE OF OUTBUILDINGS, SHEDS & STORES:**

**POLYTUNNELS:**

(23' x 14' and 38' x 24' approx.)

**WOODLAND:**

Mature woodland stretches to the rear and side of the site....



**GRASSLAND:**

Grass paddock land further to the rear with separate access to the lane.

**Total 11 acres approx.**

**TENURE:** Freehold

**COUNCIL TAX BAND:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			