

KEEPERS LODGE
NEW ROAD
SCOTTON, HG5 9HR



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An exceptionally rare opportunity to purchase this stone built detached property and additional detached barn with planning permission to convert into a private dwelling, set in approximately 1.2 acres of land

Entrance Hall | Living/Dining Room | Kitchen | Sitting Room/Bedroom | Office/Bedroom | Bathroom

Two First Floor Bedrooms | House Bathroom

Detached Barn | Garden | 1.2 Acre Paddocks

Council Tax: TBC | Energy Rating: TBC | Tenure: Freehold

DEVELOPMENT OPPORTUNITY - CASH BUYERS ONLY

Guide Price £1,000,000





The main dwelling house now requires some final finishing to create a fabulous, versatile, family home which will comprise: Large entrance hall, magnificent fitted kitchen with central island being open plan to a large living/dining room with double doors leading to the rear gardens, sitting room/bedroom, ground floor office/bedroom and bathroom.

To the first floor are two large bedrooms and an en-suite, with plumbing in place.

The property is approached via a shared driveway leading to the detached barn, which will comprise: Entrance hall, ground floor cloakroom, large open plan living/dining/kitchen with further sitting room, utility room and two ground floor bedrooms, both en-suite shower rooms.

To the first floor is a further bedroom with large open hallway and study area.

There is ample off street parking, gardens and approximately 1.2 acres of paddock with timber boundary fencing and hedging.

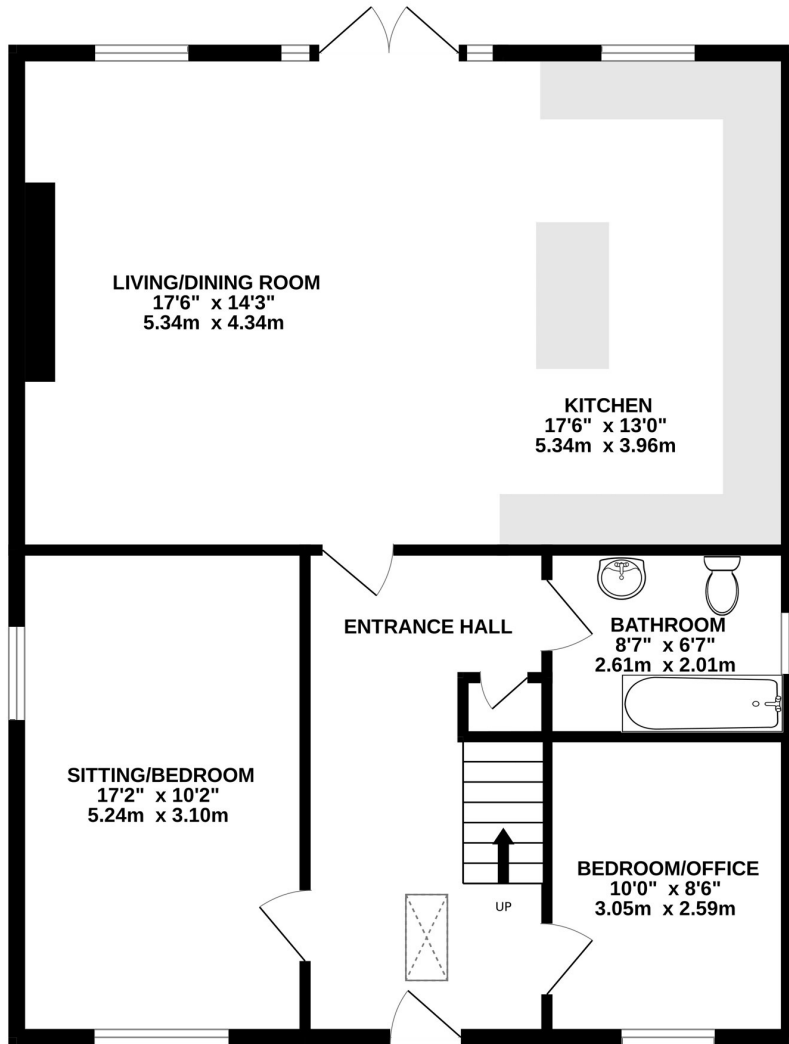
Agents Note:

The current planning permission offers the buyer an opportunity to develop the barn and create a new entrance to both properties along with some minor finishing to the family house - further details on application.

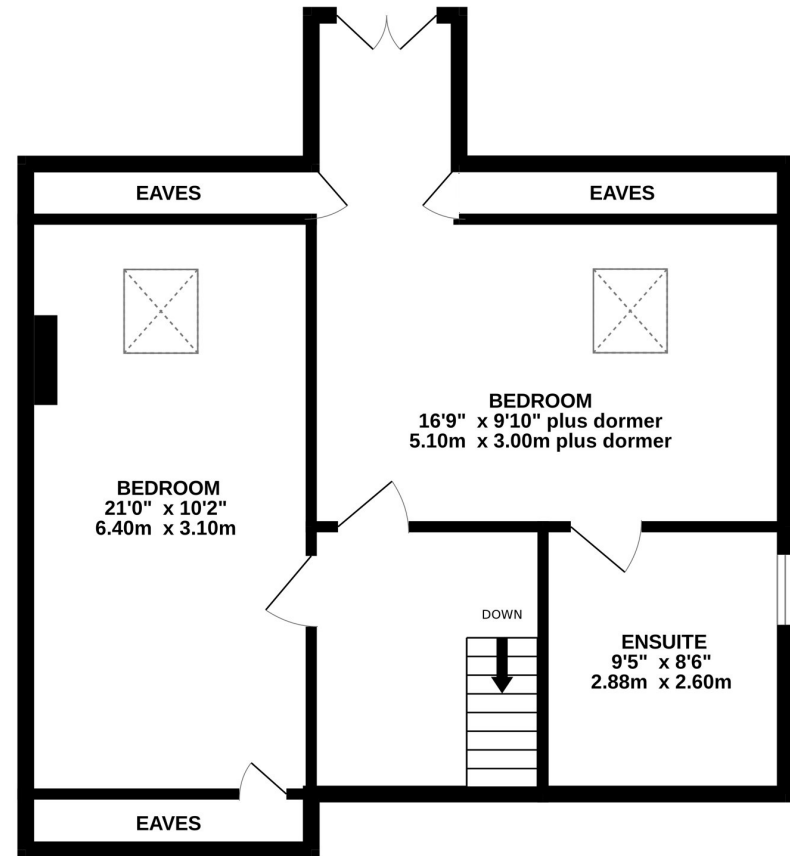


Main House

GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.

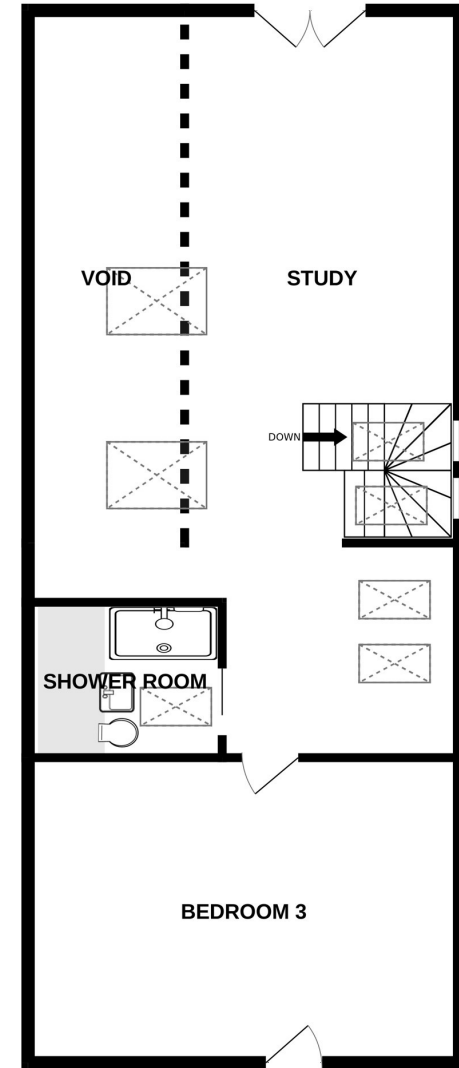
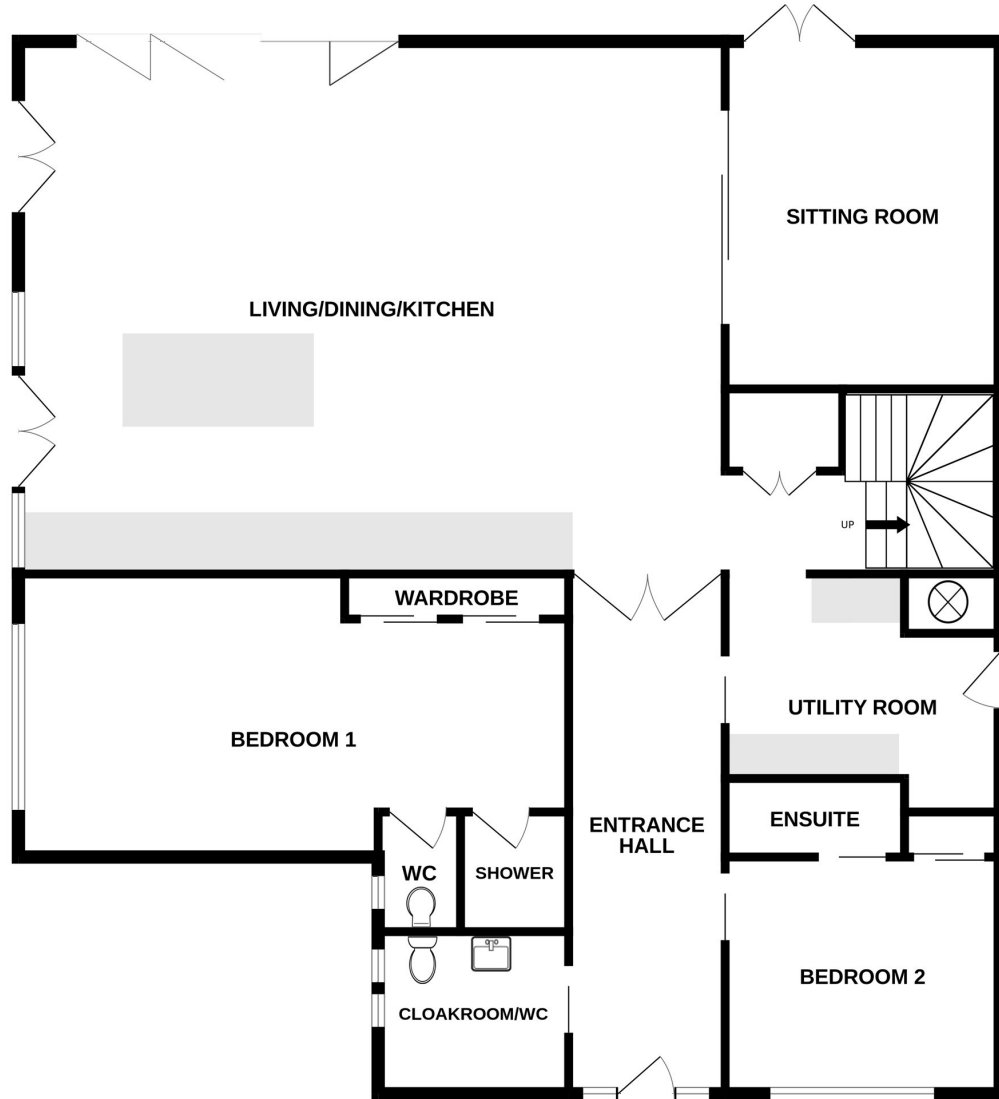


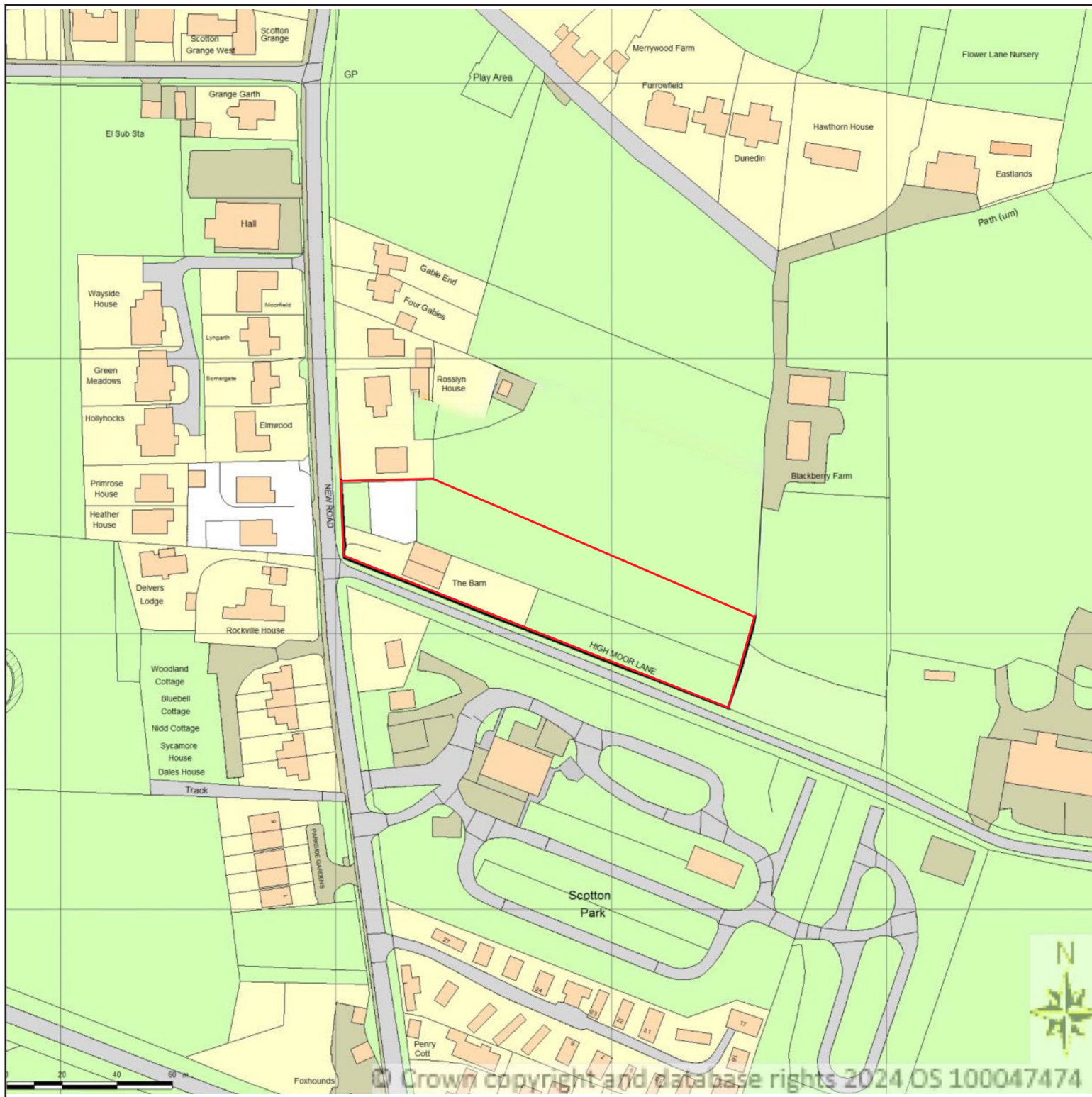
1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Proposed Barn Layout







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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.