



9A Forest Cottages, Scorton, Richmond, Yorkshire, DL10 6ET
Offers over £695,000



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SUPERB TRANQUIL LOCATION AND FABULOUS 5 BEDROOMED HOME - GREAT LIVING SPACE & WONDERFUL VIEWS on 0.50 ACRE PLOT overlooking open Farmland. 224sqm (2,411sqft) of Superb Family Accommodation including 2 RECEPTION ROOMS, a fabulous 8.54m (28'0") KITCHEN, DINING & DAY ROOM, UTILITY ROOM & Integral GARAGE (& extensive PARKING); 5 Double BEDROOMS & 3 BATH/SOWER ROOMS. Fabulous GARDENS & VIEWS.

Ideal for a LARGE FAMILY, HOME-WORKING & Vegetable/Fruit Growing etc.

RURAL & ACCESSIBLE Location: Richmond about 8 miles, Bedale 10 miles & Northallerton about 10 miles (mainline rail to LONDON Kings Cross just over 2 hours 20 mins). Scorton under 3 miles with 2 Pubs, a Shop/Post Office, Primary school, Surgery & a Church. A1(M) & A66 at Scotch Corner under 8 miles.

RECEPTION HALL

An open area with Oak finish flooring, staircase to first floor with deep storage cupboard under with light point. UPVC double-glazed windows to front & side.

WASHROOM/WC 1.65m x 1.10m (5'4" x 3'7")

Washbasin, WC & auto-lighting.

KITCHEN, DINING & DAY ROOM (VIEWS) 8.54m x (5.74m max) 3.83m (28'0" x (18'9" max) 12'6")

A superb room fitted with an excellent range of under & over-lit Oak wall & floor units with Granite worktops & inset sink, matching island unit & breakfast bar with cupboards & storage. Flavel range stove, integrated recessed 5-ring gas hob with extractor over & dishwasher. Open to vaulted DINING AREA with multi-fuel stove, 2 UPVC double-glazed patio doors to rear & 3 double-glazed Velux windows.

UTILITY ROOM 2.78m x 2.22m (9'1" x 7'3")

Fitted wall & floor units with worktops & plumbing for washing machine. UPVC double-glazed window & door to rear, & door to:

Integral GARAGE 5.34m x 2.85m (17'6" x 9'4")

See below.

SITTING ROOM (VIEWS) 6.61m x 3.87m (21'8" x 12'8")

Feature fireplace with multi-fuel stove (with back boiler). UPVC double-glazed window to front, full-height UPVC double-glazed picture window to side & door to:

GARDEN ROOM/SNUG (VIEWS) 3.87m x 3.41m (12'8" x 11'2")

Light & airy with Karndean flooring & UPVC double-glazed patio doors to side & rear.

FIRST FLOOR LANDING (VIEWS)

Built-in double wardrobe, staircase to upper floor & UPVC double-glazed window to front.

Double BEDROOM 1 (VIEWS) 4.10m x 3.82m

UPVC double-glazed window to front & doors to:

En-Suite DRESSING ROOM (VIEWS) 2.45m x 2.22m (8'0" x 7'3")

Fitted wardrobes, cupboards, dresser & drawers. UPVC double-glazed window to rear & door to:

En-Suite BATH/SOWER ROOM 3.82m x (2.29m max) 1.87m (12'6" x (7'6" max) 6'1")

Feature bath with fountain tap, separate shower cubicle with jet shower tower, twin mounted washbasins, bidet & WC. Tiled walls & floor. UPVC double-glazed window to rear.

Double BEDROOM 2 (VIEWS) 4.32m x 3.83m (14'2" x 12'6")

UPVC double-glazed Juliet balcony doors to side & UPVC double-glazed window to rear. Jack & Jill door to:

En-Suite SHOWER ROOM 2.24m x 2.10m (7'4" x 6'10")

Contoured shower area, glass washbasin & WC. UPVC double-glazed window to side.

Double BEDROOM 3 (VIEWS) 3.87m x 3.47m (12'8" x 11'4")

UPVC double-glazed window to front & door to:

En-Suite Jack & Jill SHOWER ROOM 2.24m x 2.10m (7'4" x 6'10")

See above.

UPPER FLOOR LANDING

Deep built-in 1.78m x 1.03m/5'10" x 3'4" STORE with light point.

Double BEDROOM 4 (VIEWS) 4.50m min - plus eaves x 3.82m (14'9" min - plus eaves x 12'6")

Vaulted with down-lighting & UPVC double-glazed window to rear.

Double EDROOM 5 (VIEWS) 4.50m min - plus eaves x 3.82m (14'9" min - plus eaves x 12'6")

Vaulted with down-lighting, 2 double-glazed Velux windows & UPVC double-glazed window to side.

SHOWER ROOM 2.17m x 1.66m (7'1" x 5'5")

Shower cubicle, washbasin & WC. Eaves storage & double-glazed Velux window.

OUTSIDE

Integral GARAGE 5.34m x 2.85m (17'6" x 9'4")

Internal door to UTILITY ROOM, UPVC double-glazed side window & up & over door to front. Grant oil boiler & pressurised hot water cylinder. auto-lighting & power.

OUTSIDE FRONT

Boundary hedge planting & gravelled 6-car parking area. Either-side gates & 5-bar gate to:

REAR GARDENS & GROUNDS

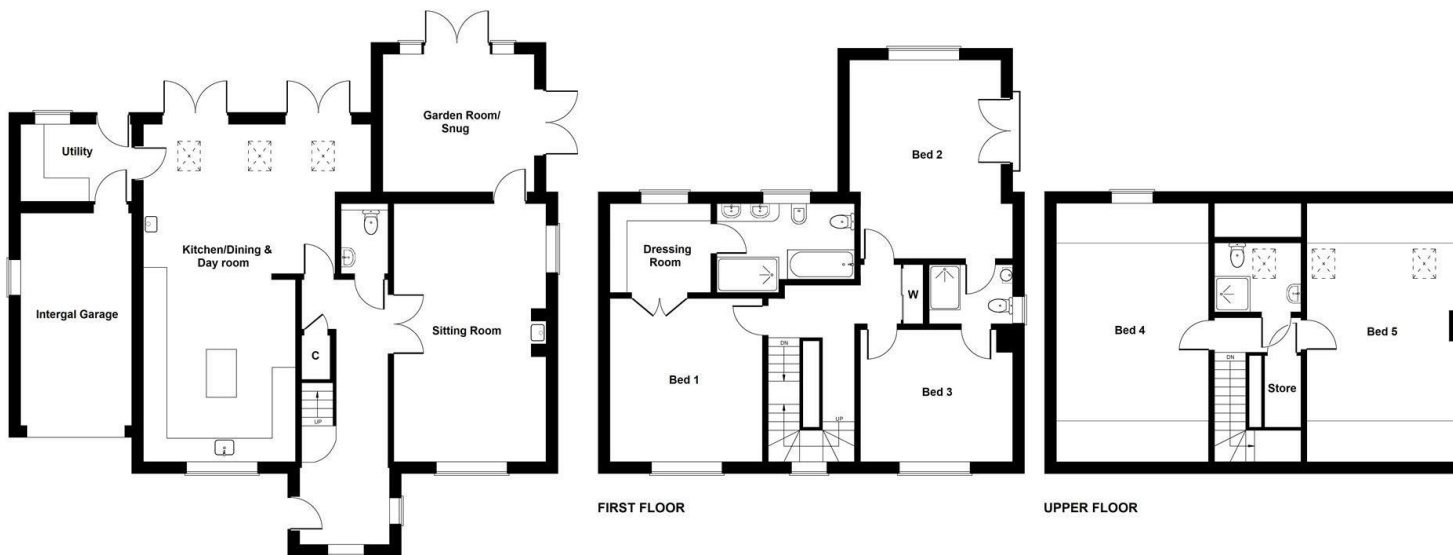
Very large lawned gardens with decked & flagged patio areas, cold-water tap, outside lighting & power. Raised gravel sitting area. Further 2-car gravel parking area, electric vehicle charging point, log store, store & coal bunker, 2 timber sheds with power, greenhouse & 4 raised beds.

NOTES

- (1) Freehold
- (2) Council Tax Band: F
- (2) Energy Performance Certificate (EPC): TBC
- (3) Private drainage system
- (4) Bridleway approach lane
- (5) Oil Central Heating & UPVC Double Glazing



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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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

