

The background features a minimalist, light gray illustration of a landscape. It includes several stylized trees with circular canopies and vertical trunks. A small heart shape is positioned in the upper right area. The overall aesthetic is clean and modern.

# DOVECOTE

## SCRUTON

# Fleetham Lane, Scruton

Scruton is a welcoming village about five miles from Northallerton. It has a real community feel, with a local pub, The Coore Arms, a Village Hall, and a Church. There are plenty of countryside walks in all directions, offering a chance to enjoy the scenic surroundings. The A1 is just a short drive away, which is handy for getting around, and Northallerton's train station links directly to major cities, including London and Edinburgh.

There are plenty of neighbouring villages that can be enjoyed too. Kirkby Fleetham, just a few minutes away, has a popular village pub, whilst Ainderby Steeple and Morton-on-Swale offer a mix of, riverside walks, a local primary school, and a village shop.



# Welcome home...

As you arrive at Dovecote, it's clear how much care and attention has gone into transforming this home. Nearly entirely rebuilt and thoughtfully redesigned in 2021, the property offers a high standard of finish throughout. It's a turnkey home—ideal for anyone looking to settle straight into a modern space without the need for further work.

Your gated front opens onto a spacious driveway where multiple cars can be kept off road. The well-kept front gardens wrap around the driveway and add a welcoming touch to the front of your home. A garage can be found to the left of the home with electric roller doors, making getting in and out a breeze. Your home has access to the back garden from both sides of the home, allowing easy access for bringing through gardening equipment or bins.

A large sheltered porchway offers a place for parcels to be left, or shoes to be removed before heading inside your stunning home. Inside on the ground floor you're welcomed in by a spacious hallway with natural light flooding in from the Velux windows above. Oak doors enclose each room, keeping up the modern theme throughout and water fed underfloor heating keeps the ground floor nice and warm. A handy boot room can be found to the left, perfect for stowing away shoes and coats keeping your hallway clutter free.

Just off the hallway to the right is a study overlooking the front of the property. This is a great spot for working away privately, whilst keeping an eye on the home's comings and goings.



## Ground floor living...

Off the hallway to the left is an adaptable room that overlooks the front of the property. It's currently used as a second living room but was designed to function as a ground floor bedroom if needed. A shower room next door makes it a practical option if single-level living is needed.

Step through the double doors into a spacious and light-filled living room, designed for relaxing and spending time together. There's plenty of space for multiple sofas, making it easy to gather as a family or entertain guests. The full width bifold doors open out to the garden, offering a lovely connection to the outdoors and giving you a great view while staying comfortable inside.









## Kitchen delights...

Flowing on from the living room, the open-plan kitchen and dining area is bright, spacious, and perfect for hosting. Bifold doors in the dining space open onto the garden, with large windows letting in plenty of natural light. The kitchen itself is a stylish design, featuring a generous central island, a breakfast bar, and plenty of storage to keep everything tidy. Integrated appliances include a double oven and dishwasher, and freestanding, find your large fridge-freezer. Just off the kitchen is a separate utility room, perfect for housing laundry appliances and with its own external door—ideal for bringing in washing or heading out to the bins with ease.





## Time for bed...

Upstairs, the oak and glass bannisters lead you to the first-floor landing, where you'll find three bedrooms.

The main bedroom is immediately to the right and opens up as you walk in, with plenty of space for a king-size bed, side tables, and a dresser. Velux windows bring in lots of natural light, while full-width bifold doors open to a Juliet balcony with far-reaching views over the garden and surrounding countryside—perfect for letting in fresh air and enjoying the view. This room also includes a walk-in wardrobe to keep everything neatly organised, and a stylish en suite with a walk-in rainfall shower and separate bath, keeping the space ultra private.



## Relax and unwind...

The second and third bedrooms are both generous doubles, offering plenty of space for family, guests, or even a home office setup. Each room is bright and well-proportioned, with space for wardrobes and additional furniture. Serving these bedrooms is the main bathroom, fitted with a full-size bath and overhead shower, along with modern tiling and a Velux window to let in natural light.







## Move outside..

The back garden is a real highlight of this home—spacious, well-maintained, and with open countryside as your backdrop. A large stone patio runs directly off the house, ideal for outdoor seating, summer meals, or simply enjoying the view. Beyond the patio, the garden stretches out with a neat lawn, winding gravel paths, and established planting that adds colour and structure. Toward the back of the garden, you'll find a useful shed for storage, a greenhouse for those who enjoy growing their own plants or produce, and—tucked away with a clear view of the open fields—the all-important hot tub. It's a great spot to unwind, whether you're soaking under the stars or enjoying the peace and quiet of the countryside by day. Here you're treated to uninterrupted views over the fields, giving the space a peaceful and private feel. It's a great setup for both relaxing and entertaining, with plenty of space to make your own.

## Finer Details

Postcode: DL7 0RG

Tenure: Freehold

Council Tax Band: E

EPC Rating: Prev rating D

Gas central Heating fit 2020- Water Fed Underfloor heating on the ground floor & Radiators Upstairs

Electrical Supply: Mains

Water Supply: Mains

Sewerage: Mains

Kitchen Fit 2022 (Rooms by Design)

Bathrooms Fit 2022 (Plumbcraft)

Windows Fit 2021

Included: Integral kitchen appliances, Freestanding Fridge/Freezer, Hot Tub, Greenhouse, Shed

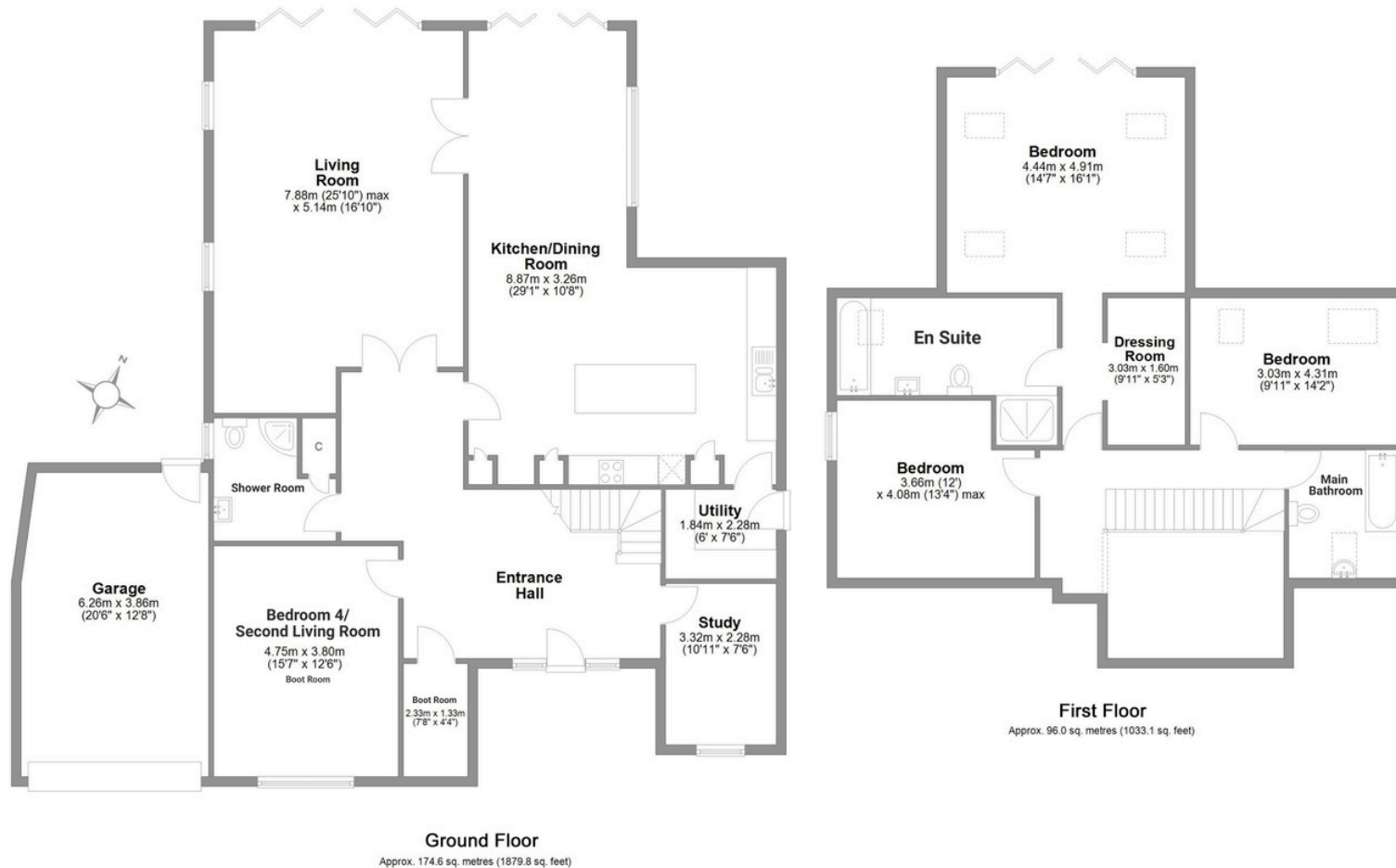






# Dovecote Scruton

Total area: approx. 270.6 sq. metres (2912.9 sq. feet)



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