



Lime Tree Cottage

Ham Hall Lane, Scruton, Northallerton, DL7 0RQ



Robin Jessop

AN ATTRACTIVE DETACHED FAMILY HOME WITH OUTBUILDINGS, LARGE GARDEN AND 4.56 ACRES OF LAND

- Stunning Detached House
- Three Double Bedrooms
- Bespoke Handmade Kitchen
- Large Garden and Outbuildings
- Private Drive accessed via Electric Gate
- 4.56 Acres of Land
- Secluded Position

SITUATION

Scruton 0.5 miles, Leeming Bar 2 miles, A1 (M) 2 mile, Bedale 4.5 miles, Northallerton 6 miles, Darlington 21 miles, York 39 miles, Leeds Bradford and Newcastle airports are both a 1 hour drive. All distances and times are approximate.

The property is located on a very quiet country lane enjoying a wonderful setting amidst beautiful countryside on the edge of the charming village of Scruton, just off the A684. The village benefits from having a Pub, Village Hall, Green, Cricket Club and Heritage Railway Station and St Radegund's C of E Church. It is well placed also for commuting to the market towns of Bedale and Northallerton.

Lime Tree Cottage is a very attractive period property, which has been upgraded in more recent times creating a spacious family home. Built of Hovingham Stone under a pantile roof, the cottage has been well maintained. The property is presented to a high specification and has charming character features throughout. The property also benefits from having outbuildings, kennels and land extending to approximately 4.56 acres.

DESCRIPTION

The property is entered into via a welcoming entrance hall which leads directly into the large kitchen. The kitchen is a beautiful bespoke design by Chapel Kitchens with hand painted units in Farrow & Ball and flamed black granite worktops.



Further features include an integrated wine store, a Mercury stove and Fisher & Paykel fridge freezer which are for separate negotiation with the vendor. The room also includes many charming features such as exposed beams, stone flagged floors, as well as views over the large private rear garden.

Across the rear hall and boot room is the downstairs shower room comprising of a W.C, shower, wash basin and plumbing for a washing machine.

To the front of the house is the dining room, which leads through to the larger of the two sitting rooms. This well-proportioned room features a large open fire and stone surround as well as open beams and dual aspect windows. The smaller of the two sitting rooms also features an open fire with a marble hearth which adjoins the snug. The snug is complemented by French doors which overlook the rear garden.

To the first floor there are three double bedrooms, one of which features a large dressing room/office and walk in wardrobe. The fully tiled family bathroom comprises of a WC, wash basin and bath with overhead shower.

Externally, the property is complemented by a substantial rear lawned garden of approximately 0.5 acres, which is privatised by a large mature hedge. The garden has been beautifully maintained and is well stocked with a variety of mature trees. Directly adjacent to the rear of the property is a patio area which is perfect for entertaining and a sheltered seating area to enjoy the peaceful countryside. At the bottom of the garden there is a large summerhouse which is equipped with electric.

The rear garden also features a kennel/outbuilding (4.25m x 14m) and a timber framed building (5.5m x 9m), both of which have concrete floors and electric. They are suitable for a range of purposes or development, subject to obtaining any necessary planning permission.

To the front of the property is a small lawned garden which is situated in a picket fence. To the east of the property is a private drive, which allows access to the rear garden and outbuildings, accessed through a bespoke hardwood electric gate.

In addition to the above, there are also 4.56 acres of land included in the sale. The land is conveniently situated on the south side of Scruton Village on the eastern side of Ham Hall



Lane. This is a very attractive and useful parcel of agricultural land which is sown to grass. It is classified as Grade II on the Agricultural Land Classification Map.

Overall, Lime Tree Cottage is an attractive detached country property, occupying a lovely position in the highly regarded village of Scruton. Viewing is therefore strongly advised.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

[///extremely.stencil.stoppage](https://www.what3words.com/#!/extremely.stencil.stoppage)

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

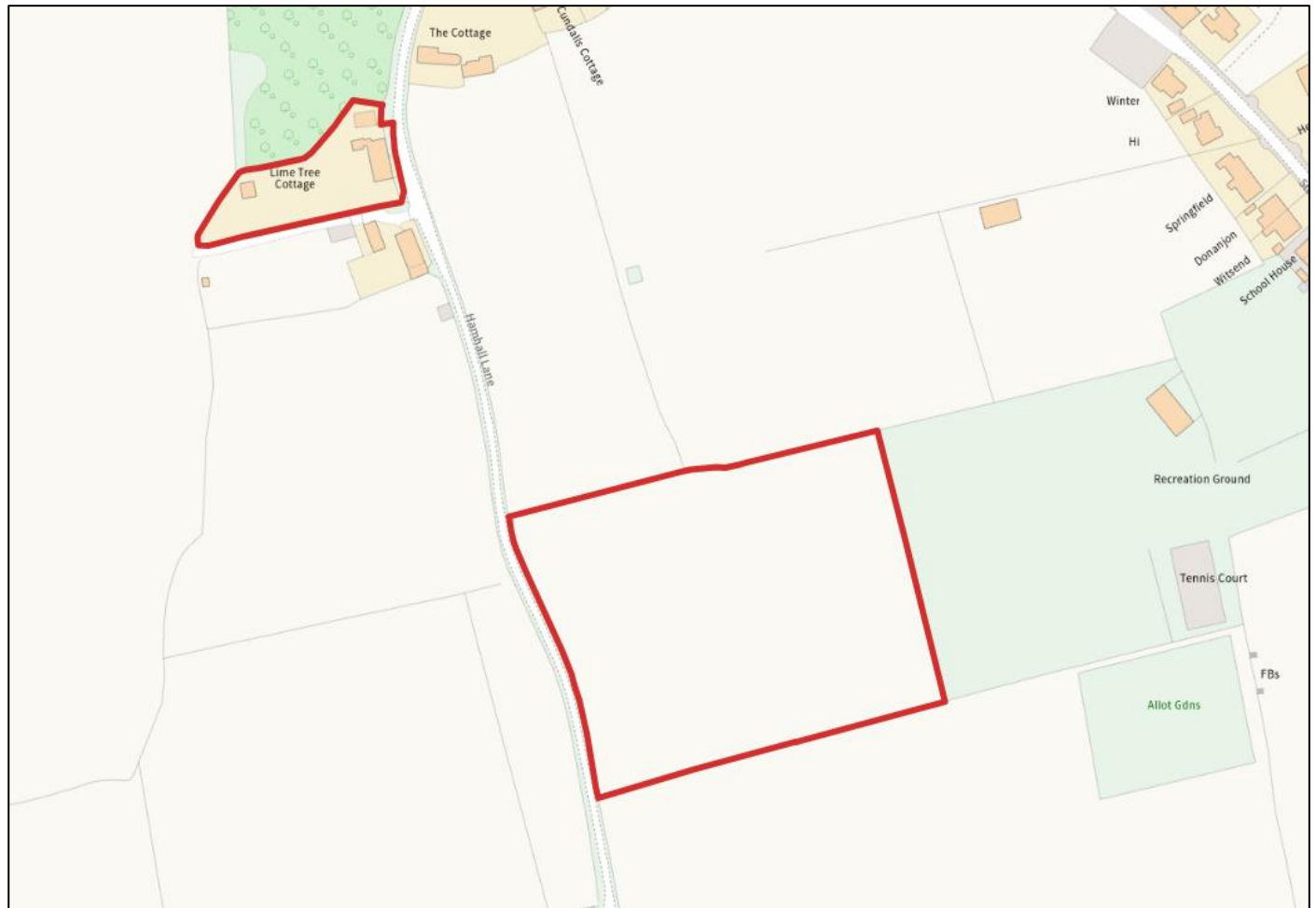
Mains electricity. Mains water. Mains Gas. Mains Drainage.

BROADBAND

High speed connection available.

LOCAL AUTHORITY

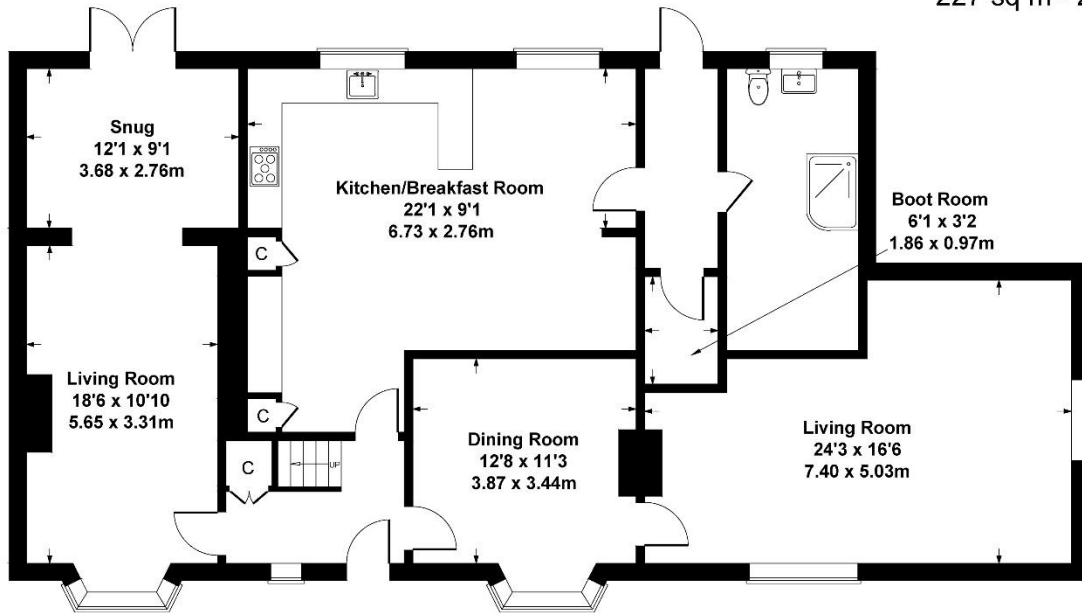
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



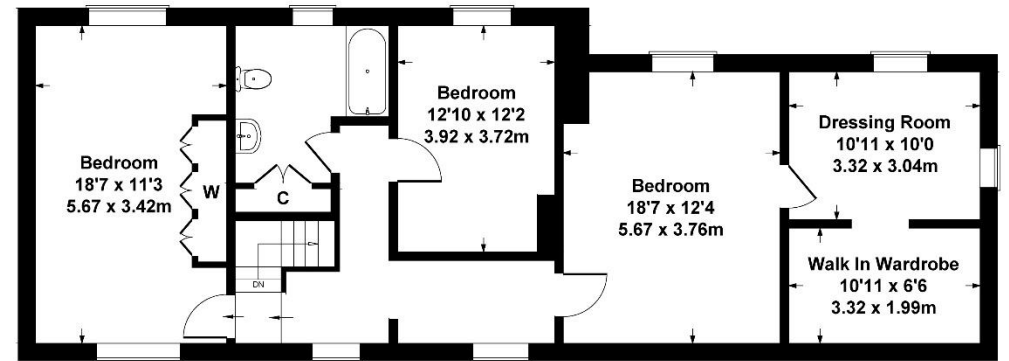
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Approximate gross internal area

227 sq m - 2443 sq ft



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Robin Jessop Ltd
 info@robinjessop.co.uk
 01677 425950
 01969 622 800
 robinjessop.co.uk

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