



Lyndale

High Row, Scorton, Richmond, North Yorkshire, DL10 6DH



Robin Jessop

AN ATTRACTIVE DOUBLE FRONTED STONE COTTAGE OVERLOOKING SCORTON VILLAGE GREEN

- Stone Built Double Fronted Cottage
- Three Bedroom Accommodation
- Some Refurbishment Required
- Popular Village Location
- Overlooking the Village Green
- Private Rear Garden with Summer House
- Guide Price: £250,000

SITUATION

Catterick 2 miles. A1(M) Interchange 2 miles. Richmond 5 Miles. Northallerton 8 miles. Darlington 11 miles. (All distances approximate).

Scorton is a very popular village north of the market town of Northallerton. It has a thriving village community with a shop, two public houses, a doctor's surgery, pre-school and garage. There is a church in the nearby village of Bolton on Swale together with a primary school. The location is well placed and within reasonable commuting distance of Darlington, Teesside and York.

The property stands very well overlooking the attractive village green.

DESCRIPTION

Lyndale is a traditional, stone built double fronted property which is need of some refurbishment. The property offers spacious, light accommodation and benefits from having oil fired central heating, as well as being fully double glazed.

The accommodation comprises a living room with an open



fire set within a cast iron surround, a large kitchen diner which features a good range of fitted cream units with an electric oven and hob. There is ample space for a dining table with a cast iron feature range. Completing the ground floor is a rear utility room which is plumbed for a washing machine and has a door leading out to the garden.

To the first floor there are three bedrooms, two of which have views across the green to the front and fitted wardrobes. There is also a house bathroom with WC, basin, shower cubicle and roll top bath.

Externally the property is complemented by a small fenced area at the front and a good sized garden at the rear. This is mostly laid to lawn with a path leading to a useful shed and a summer house. Please note there is a pedestrian and bin access over the next doors property from the main road.

Overall, Lyndale would make an excellent full time home in a well regarded village location.

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.

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.

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.

BOUNDARIES

The boundaries of the property are shown edged red on



the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. **///pinches.marine.leave**

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

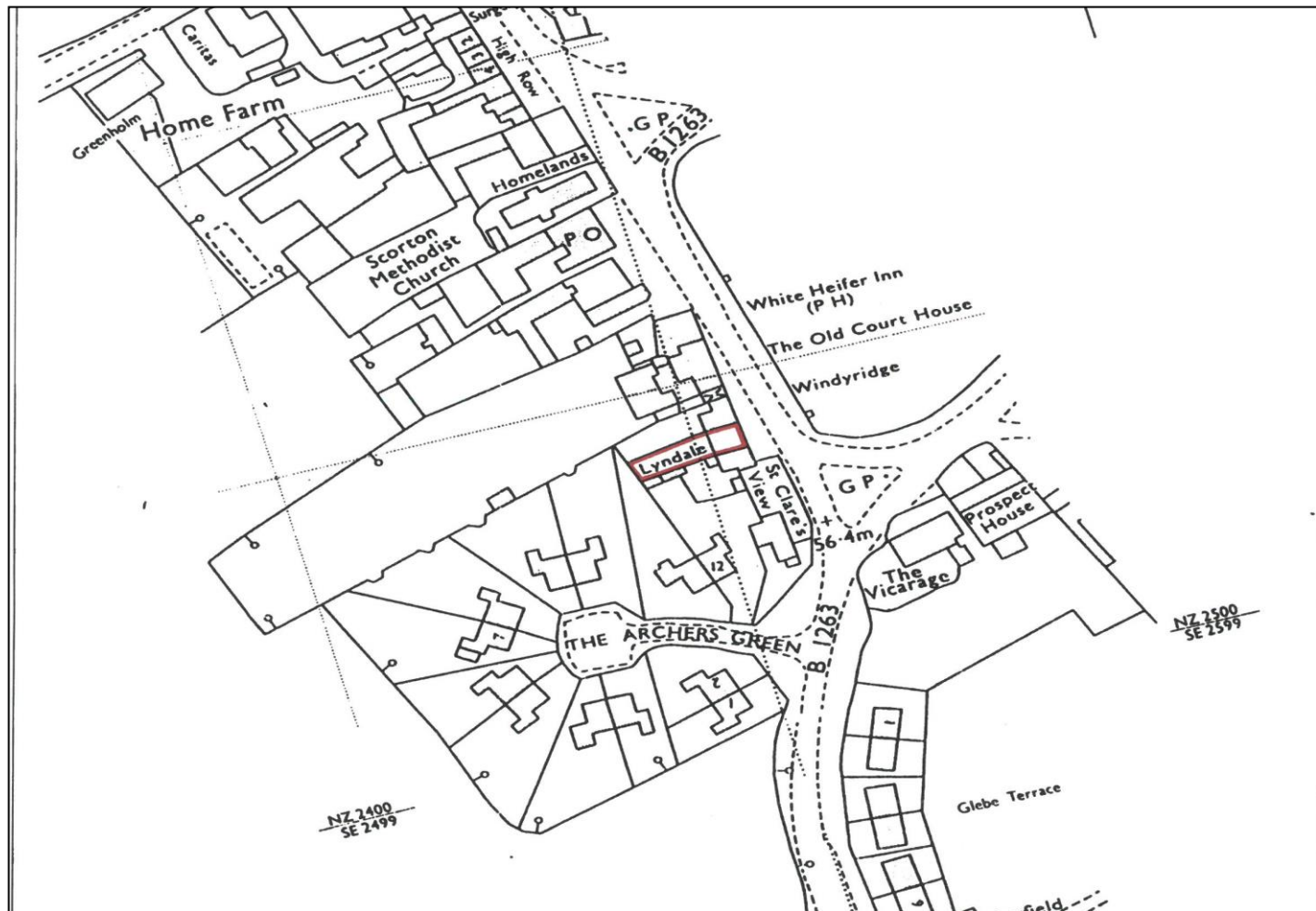
SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating.

LOCAL AUTHORITY

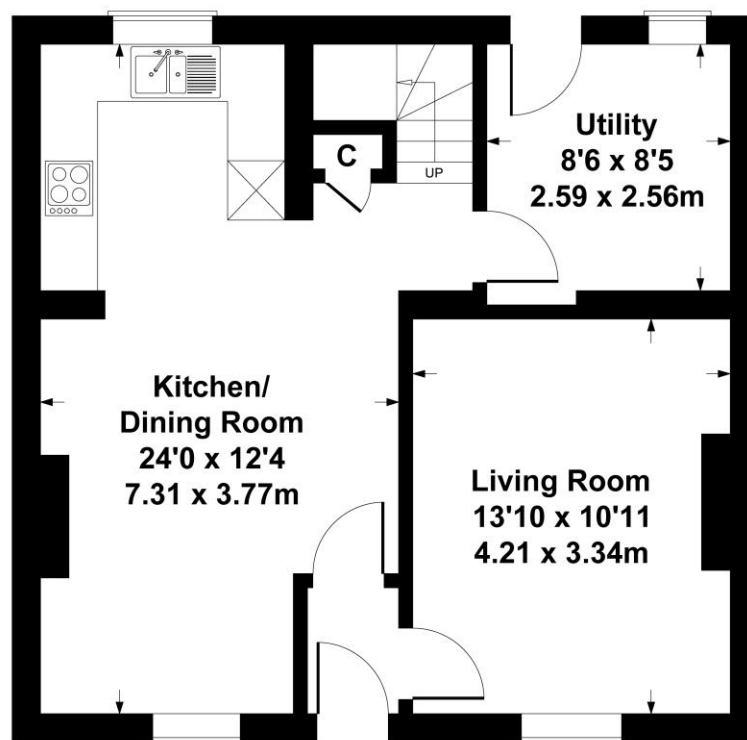
North Yorkshire County Council, County Hall, Northallerton, DL7 8AD.

Tel: 01609 780780

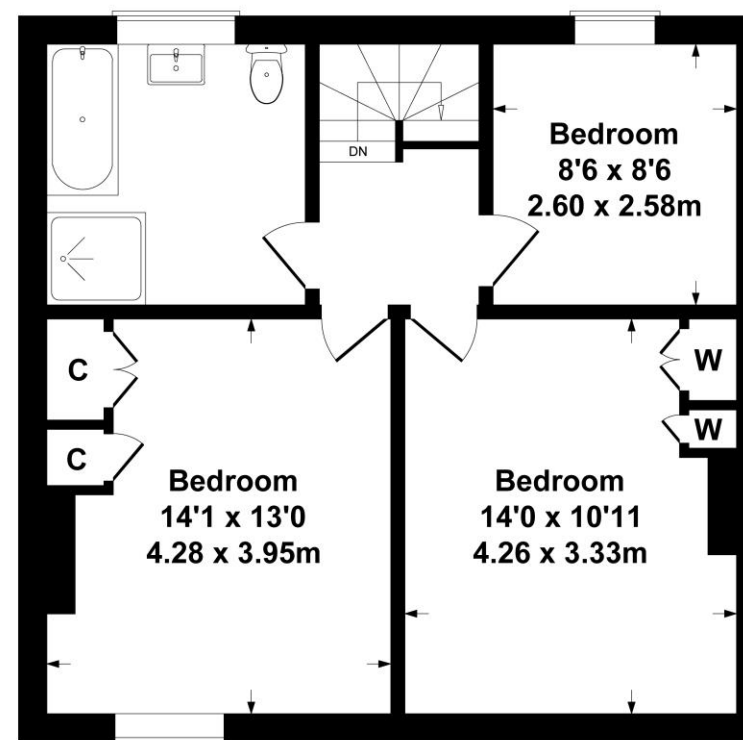


Lyndale, Scorton

Approximate gross internal area
102 sq m - 1098 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.

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Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(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

WWW.EPC4U.COM

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

