



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.

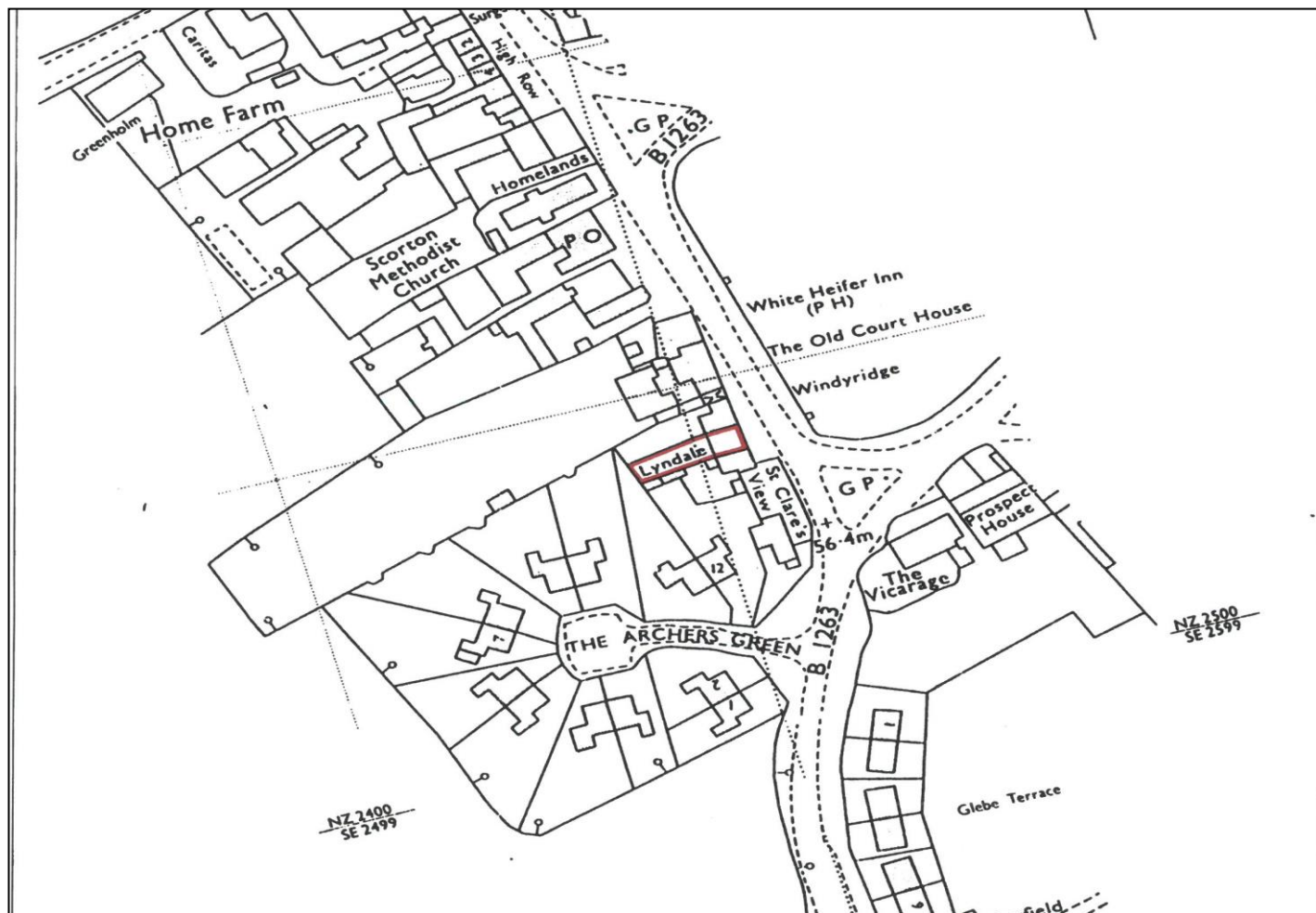
#### SERVICES

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

#### LOCAL AUTHORITY

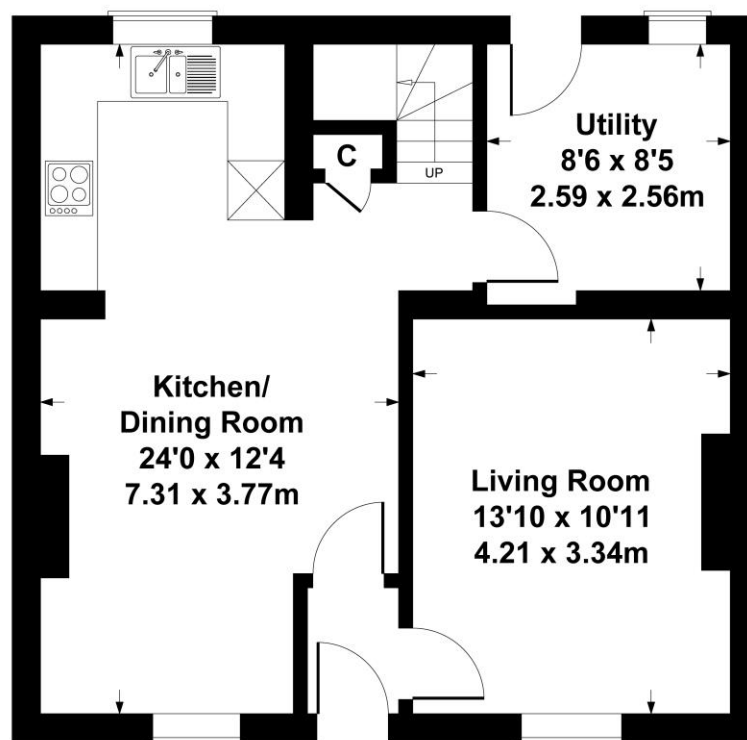
North Yorkshire County Council, County Hall, Northallerton, DL7 8AD.

Tel: 01609 780780

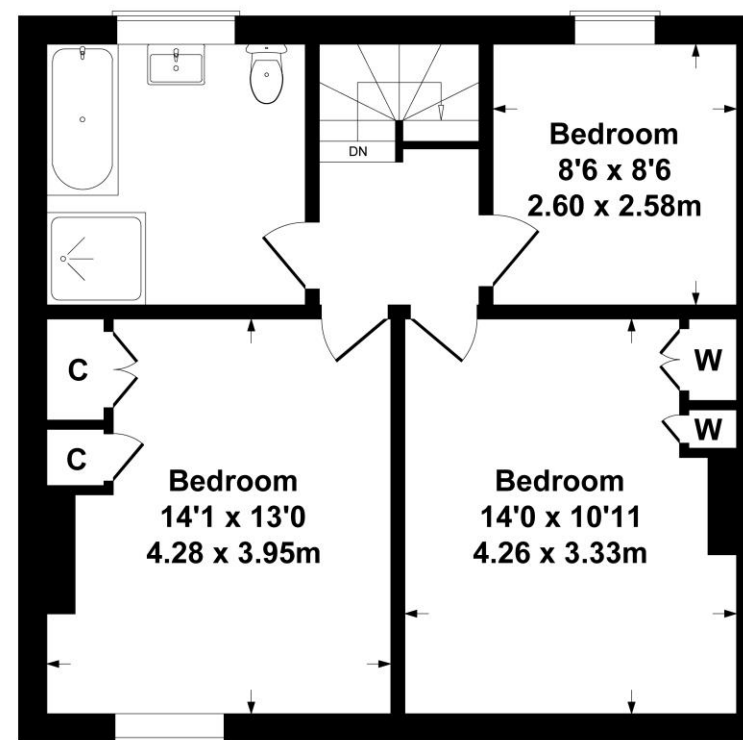


# Lyndale, Scorton

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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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