



The Woodlands

Hunton Road, Scotton, Catterick Garrison, North Yorkshire, DL9 3NN



Robin Jessop

A SPACIOUS AND UNIQUE DETACHED DORMER BUNGALOW IN A GENEROUS PLOT WITH DOUBLE GARAGE & WORKSHOP

- Spacious Detached Dormer Bungalow in Need of Modernisation
- Three Double Bedrooms
- Two Reception Rooms Including Substantial Garden Room
- Accessible Location
- Substantial Double Garage with Workshop Above
- Gardens & Ample Driveway Parking
- No Onward Chain
- Guide Price Range £375,000 - £400,000

SITUATION

Catterick Garrison 1 miles. Catterick A1(M) Interchange 4 miles, Richmond 5 miles. Bedale 7 miles. Darlington 16 miles. Northallerton 16 miles. (All distances are approximate).

The property stands well adjacent to Hunton Road in the large village of Scotton, which is on the outskirts of Catterick Garrison. A wide range of facilities and amenities are located in Catterick including a selection of shops, supermarkets, a leisure centre and primary school together with a doctor's and dentist's surgery.

The location is within reasonable travelling distance of the local market towns of Bedale, Leyburn and Northallerton which offer a further range of services and amenities. There is also a mainline train service to London Kings Cross from Northallerton. The property is also nearby to the A1(M) bringing centres such as Newcastle, Leeds and York into a reasonable commuting distance.

DESCRIPTION

The Woodlands is a spacious, detached dormer bungalow which would benefit from updating throughout yet offers a comfortable accommodation which extends to 1432ft². The accommodation comprises a welcoming entrance hall with a large living room with



multi fuel stove, a kitchen with a good range of fitted units and a substantial garden room overlooking the garden at the rear. There are two ground floor bedrooms, one of which has an ensuite shower room, and a house bathroom with corner bath. To the first floor there is a third bedroom, a bathroom and a large amount of eaves storage.

Externally the property is complemented by a delightful private rear garden with patio area, a summer house and ample parking to the front. Uniquely, there is a substantial double garage with workshop above which is ideal for those with an interest in cars, or would also offer potential for conversion (subject to planning consents).

Overall, The Woodlands would make an excellent full-time family home or active retirement home in an accessible 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.

///practical.streak.spectacle



FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity. Mains gas heating. Mains water. Septic tank drainage.

LOCAL AUTHORITY

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



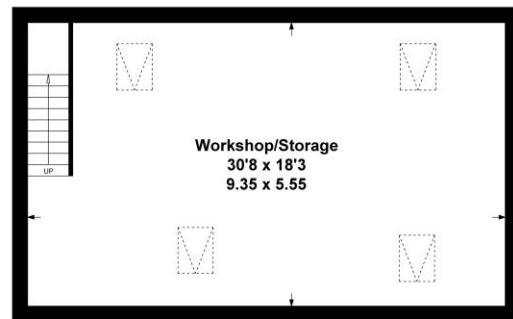
Woodlands, Hunton Road, Scotton, DL9 3NN

Approximate gross internal area

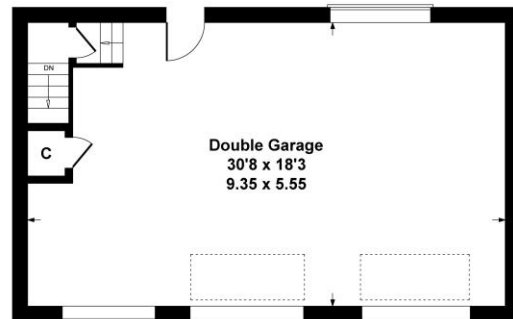
House 133 sq m - 1432 sq ft

Garage 104 sq m - 1119 sq ft

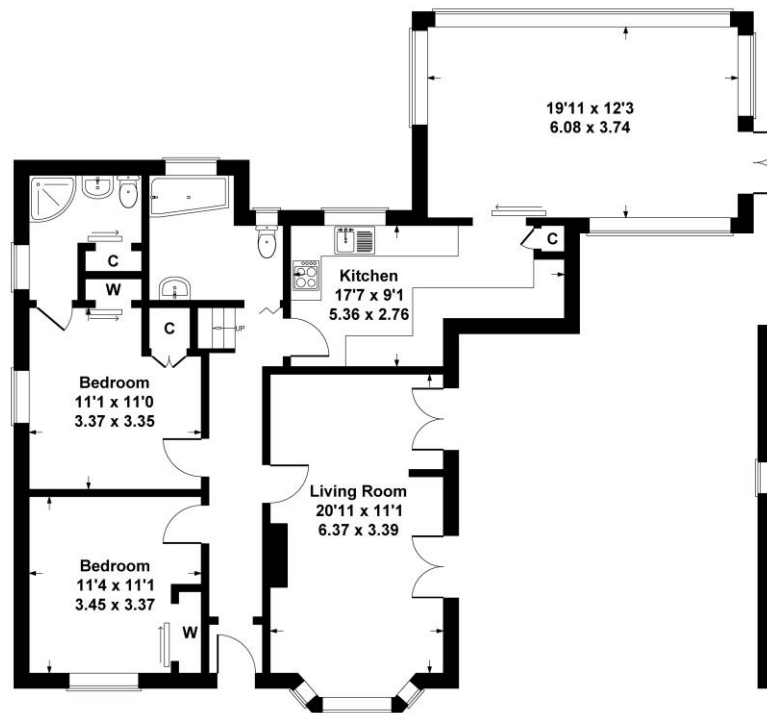
Total 237 sq m - 2551 sq ft



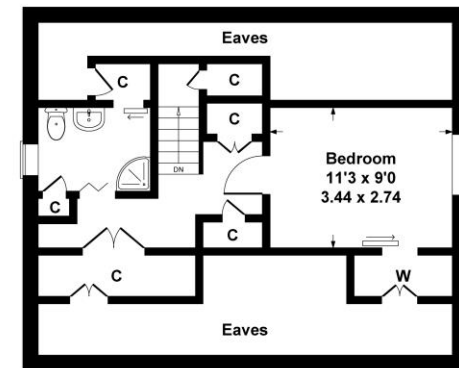
GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



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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