



6 Forest Cottages, Scorton, Richmond, Yorkshire, DL10 6ET  
Offers over £400,000



## 6 Forest Cottages, Scorton, Richmond, Yorkshire, DL10 6ET

ABSOLUTELY GORGEOUS 3-Bedroom Semi-detached Cottage with bags of Character & SUPERB 6.71m x 5.15m/22'0" x 16'10" vaulted STUDIO with MEZZANINE etc. Sitting Room, Studio & Mezzanine, Kitchen, Pantry, Utility, Washroom/WC & glazed Rear Porch. 3 Bedrooms & Bath/Shower Room. Fabulous & good-sized screened front & rear Cottage Gardens, Vegetable/Fruit area & adjoining 3.62m/11'10" Outbuilding. Oil Central Heating ESSENTIAL VIEWING...!!

RURAL & ACCESSIBLE Location: Richmond 8 miles, Bedale 10 miles & Northallerton 11 miles approx. Good Road & Rail links: (mainline rail to London Kings Cross just over 2 hours 20 mins). Scorton under 3 miles with 2 Pubs, a Shop/Post Office, Primary school, Surgery & a Church.

### PORCH

#### SITTING ROOM 4.83m x 3.66m (15'10" x 12'0")

Open fireplace. Window to front overlooking the front garden. Staircase to first floor.

#### Vaulted LIVING ROOM/STUDIO 6.71m x 5.15m (22'0" x 16'10")

A fabulous room with wood-stove & suitable for a variety of purposes. Stairs to:

#### MEZZANINE OFFICE etc 5.15m x 3.21m max (16'10" x 10'6" max)

#### KITCHEN 2.90m x 2.38m plus... (9'6" x 7'9" plus...)

...Plus PANTRY (2.38m x 1.02m/7'9" x 3'4") - POTENTIAL to extend internally.

### INNER HALL & REAR PORCH

Contemporary vaulted space with full-height glazed screens & door.

#### UTILITY & WASHROOM/WC 2.71m x 1.92m overall (8'10" x 6'3" overall)

Also housing the Eurostar oil boiler.

#### Adjoining OUTBUILDING 3.62m x 1.58m (11'10" x 5'2")

See below.

### FIRST FLOOR LANDING

Built-in airing cupboard.

#### BEDROOM 1 (VIEWS) 3.71m x 2.92m (12'2" x 9'6")

#### BEDROOM 2. 3.07m x 2.46m (10'0" x 8'0")

#### BEDROOM 3. (VIEWS) 2.75m x 2.14m (9'0" x 7'0")

#### BATH/SHOWER ROOM 2.75m x 1.94m (9'0" x 6'4")

4-piece suite.

### OUTSIDE

Hedged front boundary & gate to lovely established lawn & gravelled front Garden with outside light.. Access to rear raised-beds vegetable/fruit garden area, gravelled sitting area and cold water tap. Useful brick OUTBUILDING (3.62m x 1.58m/11'10" x 5'2"). Beyond is a further screened lawned garden with GREENHOUSE – All-in-all, an ABSOLUTE DELIGHT!

### NOTES

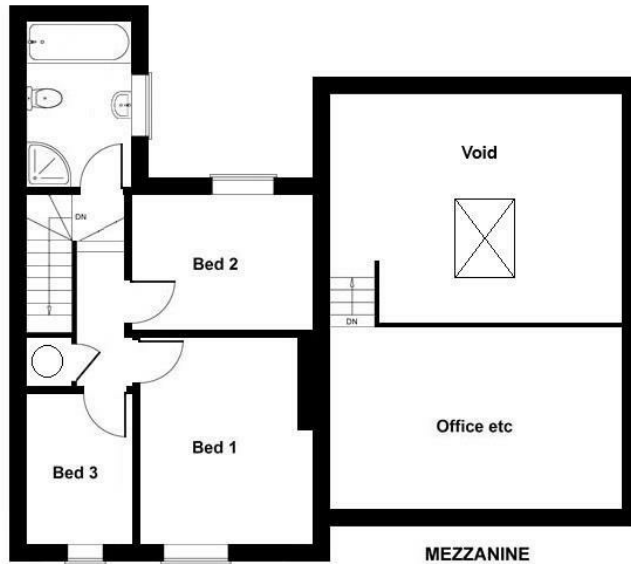
- (1) Mains Water, Electricity & NB: Yorkshire Water have confirmed that the property will be able to connect to a new public sewer which Yorkshire Water will be installing - currently the house is on a private system.
- (2) Council Tax Band: B
- (3) EPC: 56-D
- (4) Bridleway approach lane.



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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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FIRST FLOOR

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 