



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



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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 & Double Glazing... ESSENTIAL VIEWING...!!

TRANQUIL 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

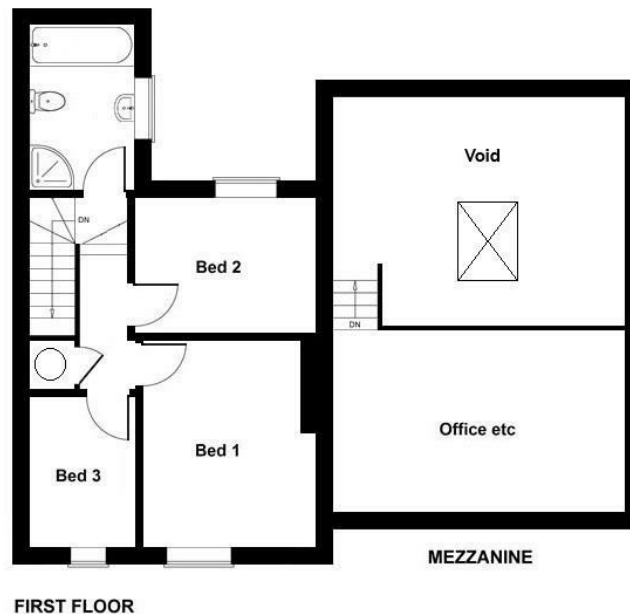
- (1) Mains Water, Electricity & NB: Yorkshire Water have confirmed that the property will be able to connect to a new public sewer which Yorkshire Water will be installing - currently the house is on a private system.
- (2) Council Tax Band: B
- (3) EPC: 56-D
- (4) Bridleway approach lane.



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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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