



2 Meadow Court

Scruton, Northallerton, North Yorkshire, DL7 0QU



Robin Jessop

A WELL PRESENTED FOUR BEDROOM FAMILY HOME IN A POPULAR VILLAGE LOCATION

- Well Presented Family Home
- Four Bedrooms
- Accessible Village Location
- Large Rear Garden
- Single Garage
- No Onward Chain
- Viewing by Appointment Only
- Guide Price Range: £480,000

SITUATION

A1(M) Leeming Interchange 3.2 miles, Bedale 5.1 miles, Northallerton 6.2 miles, Richmond 13.2 miles, Thirsk 13.7 miles, A19 14.5 miles, Leyburn 15.1 miles (all distances are approximate).

The property is located on a very quiet cul-de-sac enjoying a wonderful setting amidst beautiful countryside on the edge of the charming village of Scruton, just off the A684. The village benefits from having a Village Hall, Green, Cricket Club and Heritage Railway Station and St Radegund's C of E Church. It is well placed also for commuting to the market towns of Bedale and Northallerton.

The property is also conveniently situated within easy reach to the A19 and A1 (M) bringing the larger centres of Darlington, Teesside, York and Leeds within a reasonable commuting distance.

DESCRIPTION

2 Meadow Court offers a generously proportioned family home, renovated in areas to a high standard and providing spacious living accommodation throughout.

The property is entered via a welcoming entrance hall, with stairs leading to the first floor. To one side lies a generously sized sitting room, featuring a large bay window and a multi-fuel log-burning stove as the focal point.



Also accessed from the entrance hall is a versatile room, currently used as a home office. There is also a useful downstairs WC with wash basin.

The kitchen is fitted with a range of wall and base units, finished with a composite worktop, and provides the perfect hub for family living and entertaining. It is equipped with a range of integrated appliances, including an oven and grill, five-ring gas hob, fridge freezer and dishwasher.

The dining area is flooded with natural light courtesy of patio doors leading onto the rear garden, perfect for summer evenings. To the rear of the property is a useful utility room, offering additional wall and base units, along with plumbing for a washing machine.

To the first floor, the property features four well-proportioned double bedrooms. The principal bedroom benefits from a modern en-suite shower room and has also been fitted with an air conditioning unit. There is also a newly refurbished family bathroom, finished to a high standard with stylish tiling throughout, comprising a bath, walk-in shower, WC, wash basin and vanity unit.

Externally, the property enjoys a neatly enclosed rear garden, laid mainly to lawn with a paved patio area, providing a private space for relaxation or entertaining, including a hot tub. To the side of the property, there is a carport and single garage with up-and-over door, off-road parking for a number of vehicles, as well as a lawned front garden.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd - 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

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.

WHAT3WORDS

///riverbed.advice.frizz



MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser(s), 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.

FIXTURES & FITTINGS

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

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

Mains electricity. Mains drainage. Mains Water. Mains Gas. Broadband connection available.

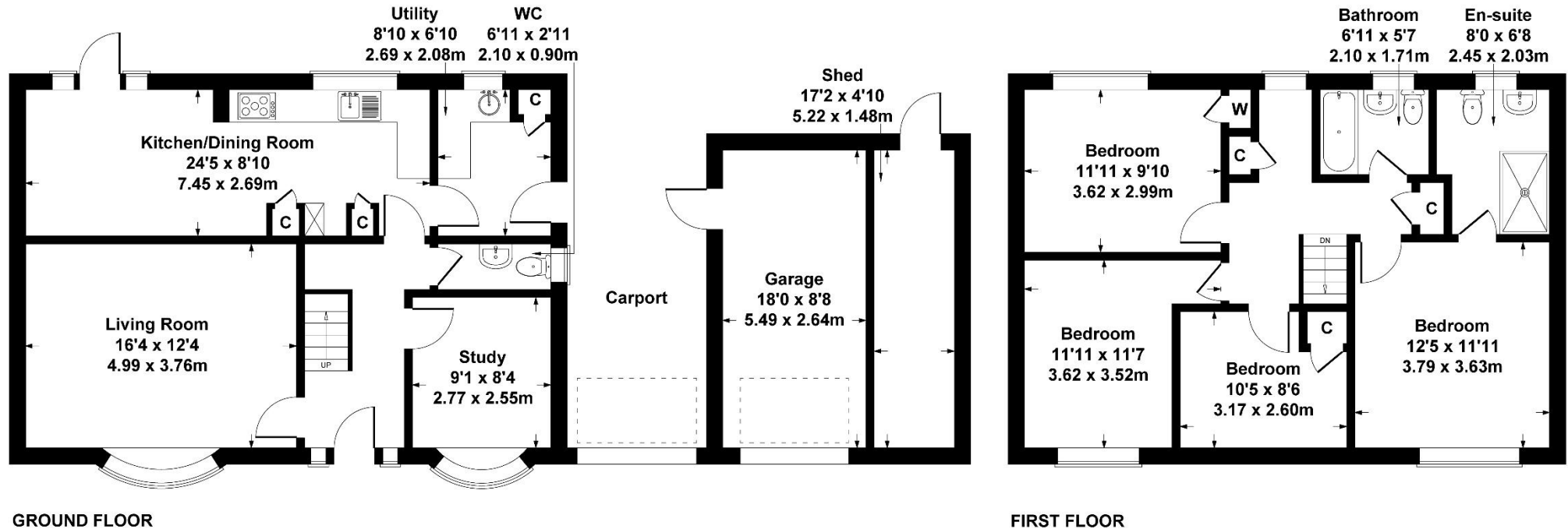
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD. Tel 03001312131



2 Meadow Court, Scruton

Approximate gross internal area
 House 129 sq m - 1389 sq ft
 Outbuilding 23 sq m - 248 sq ft
 Total 152 sq m - 1637 sq ft



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. 2026

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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