



Spring House Station Road, Scorton, DL10 6DD  
£675,000



# Spring House Station Road, Scorton, DL10 6DD

FABULOUS & BEAUTIFULLY PRESENTED Detached Home with lovely Gardens & Countryside Views, Double Garage & extensive Parking. STUNNING 8.69m x 6.12m max (28'6" x 20'0") Kitchen, Dining & Day Room (NEW Kitchen 2023), Sitting Room with multi-fuel Stove, Office/Bedroom 4, Utility, Washroom/WC & integral Double Garage\*\*. Up to 4 Double Bedrooms & 2 Bath/Shower Rooms.

\*\* Lapsed Full Planning Permission (Ref: 14/00638/FULL) for Conversion of Part of Garage to form an En Suite Bedroom - See floor plan.

Scorton is a very sought-after traditional village with its famous raised Goose Green situated between historic Richmond, Northallerton & Darlington (both with main line British Rail stations) & well placed for access to the A1(M) & A66 main routes. There are 2 pubs, a Shop/Post Office, Primary School, Pre-schooling, a Surgery, an active Village Hall & a Church. Historic Richmond, (described as "an absolute gem" by The Rough Guide to Britain) under 7 miles away.

## RECEPTION HALL 3.87m x 2.44m (12'8" x 8'0")

Travertine flooring, access to integral GARAGE & doors to:

## UTILITY/BOOT ROOM 2.46m x 2.31m (8'0" x 7'6")

Wall & floor units with worktop with inset sink & plumbing for washing machine. Travertine flooring, window to side & door to outside.

## WASHROOM/WC

Washbasin, WC & Travertine flooring.

## INNER HALL

Staircase to first floor with storage cupboard under, Travertine flooring with under-floor heating & open to:

## Stunning KITCHEN, DINING & DAY ROOM 8.69m x 6.12m max (28'6" x 20'0" max)

A gorgeous, character living space ideal for entertaining. with Travertine flooring & under-floor heating comprising:

## DINING & DAY ROOM

Vaulted & galleried with concealed integrated bar, double doors to front window to rear, down-lighting & open to INNER HALL &:

## KITCHEN/BREAKFAST ROOM

NEW in 2023 & beautifully finished & equipped with stylish wall & floor units with Quartz worktops, Bora venting induction hob, eye-level double over & grill, integrated fridge & freezer, dishwasher & pull-out units. Quooker boiling tap & filtered water supply. French Oak herringbone flooring with under-floor heating & down-lighting. Window to rear & double doors to outside overlooking the gardens.

## SITTING ROOM (VIEWS) 5.29m into bay x 3.97m min (17'4" into bay x 13'0" min)

Plus deep recess with multi-fuel stove & side windows, Oak flooring & wide bay window to front with pleasant country views.

## OFFICE/BEDROOM 4. 3.97m x 2.26m (13'0" x 7'4")

Oak flooring, down-lighting & windows to rear.

## FIRST FLOOR LANDING

Opening to:

## Galleried SITTING AREA

A light-filled area with Velux windows & open to INNER LANDING.

## Double BEDROOM 1 (VIEWS) 5.30m max (3.62m min) x 5.10m (17'4" max (11'10" min) x 16'8")

Vaulted with dual aspect widows overlooking the countryside.

## EN SUITE 3.00m x 1.93m (9'10" x 6'3")

Shower cubicle, washbasin & WC. Travertine flooring & Velux window.

## Double BEDROOM 2 & DRESSING AREA (VIEWS) 6.15m max (4.35m min) x 3.97m (20'2" max (14'3" min) x 13'0")

Vaulted with down-lighting & window to front overlooking the countryside.

## Double BEDROOM 3. 4.18m x 3.14m (13'8" x 10'3")

Vaulted with Velux window.

## BEDROOM 4.

See ground floor OFFICE/BEDROOM 4. 3.97m x 2.26m (13'0" x 7'4")

## INNER LANDING

## House BATH/SHOWER ROOM 3.00m x 2.26m (9'10" x 7'4")

Panelled bath with shower over, washbasin & WC. Travertine flooring & Velux window.

## OUTSIDE

## Integral DOUBLE GARAGE 6.07m max x 5.25m (19'10" max x 17'2")

Electric roller door, door to RECEPTION HALL & window to side. Strip-lighting, power & window to side. NB: \*\* Lapsed Full Planning Permission (Ref: 14/00638/FULL) for Conversion of Part of Garage to form an En Suite Bedroom - See floor plan.

## FRONT

Twin 5-bar gates to an extensive gravelled courtyard parking & side area, flagged pathways, small lawn with gate to:

## Enclosed REAR GARDENS

Wonderful expanse of lawn with flower/shrub borders, flagged patio & large raised decked al fresco terrace with countryside views. Outside lighting & cold-water tap.

## NOTES

- (1) Freehold
- (2) Council Tax Band: F
- (3) EPC: TBC
- (4) Heating: Oil Central heating & Under-floor Heating.
- (5) Mains Electricity, Water & Septic Tank Drainage.




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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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 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 