



Derwent Cottage, Scotton, Knaresborough, HG5 9HW

An attractive stone built detached period cottage providing generous family accommodation of over 2700sqft, including a self-contained annexe and private walled gardens. It is located in this popular village just to the north of Knaresborough and provides good access to road and rail links.



Derwent Cottage, Mire Syke Lane, Scotton, Knaresborough, North Yorkshire, HG5 9HW

Harrogate 5.7 miles, Knaresborough 2.3 miles, Leeds 20 miles, A1(M) 6 miles
(all distances approximate)

Guide Price: £950,000

- A spacious period family home with separate annexe
- Delightful private walled gardens
- Considerable character and charm
- 4 reception rooms, 5 bedrooms & 3 bathrooms
- Popular central village location
- Convenient for Harrogate, Ripon and Knaresborough



General remarks

THE PROPERTY

Derwent Cottage is a charming, detached stone-built property providing versatile accommodation extending to approximately 3000sqft that provides a spacious family with either a self-contained annexe or it can be incorporated as part of the principal property. It is believed to date from the mid 1800's and retains a wealth of character features including feature fireplaces, beams and an Aga.

The accommodation comprises of a sitting room with a fine fireplace, family room with wood burning stove, dining room, breakfast kitchen with extensive units and the Aga. There is a conservatory opening to the garden, a utility room, office and two cloakrooms and a covered rear porch. The first floor is approached via two staircases and offers four bedrooms and two bathrooms. The annexe comprises of a sitting room, kitchen, bedroom 5 and shower room.

OUTSIDE

To the front of the property there are colourful mature gardens with a central path leading to the front door. A driveway to the side leads to private parking. To the rear there is a delightful walled garden with which is laid to lawn with mature borders and a summerhouse with patio area.

LOCATION

Derwent Cottage is located in the heart of the popular village of Scotton which lies just a few miles to the north of the market town of Knaresborough. It offers quick access to the Spa town of Harrogate, the cathedral city of Ripon and the Knaresborough which each offer an excellent range of everyday amenities. For the commuter, there is good road and rail access nearby with stations in Harrogate and Knaresborough and access to the A1(M).

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Approximate Gross Internal Area
 Ground Floor = 2107 sq ft / 195.8 sq m
 First Floor = 862 sq ft / 80.1 sq m
 Total = 2969 sq ft / 275.9 sq m
 (Excluding Store)

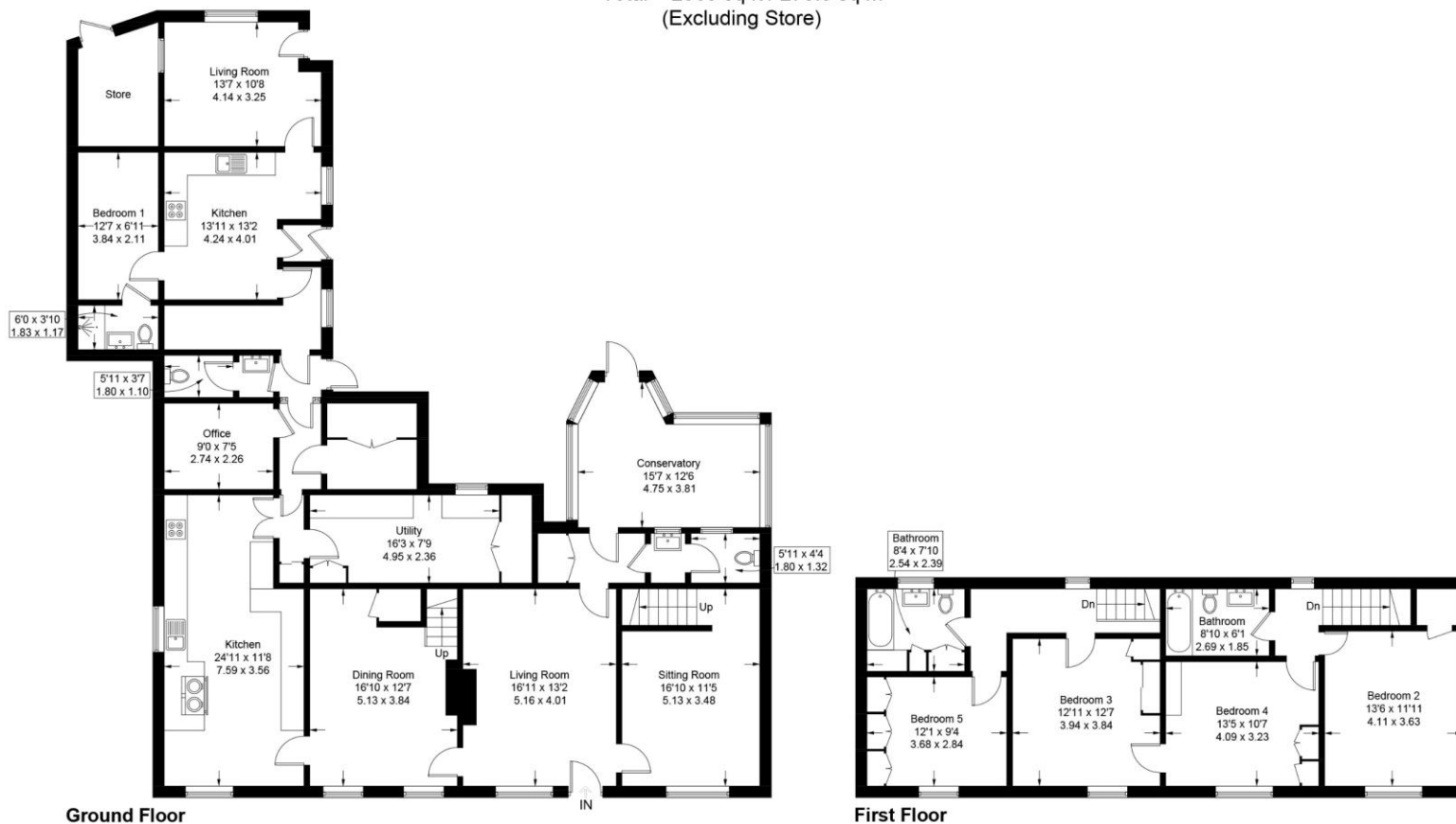
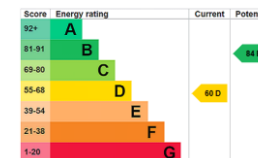


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Contact us



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Directions

DIRECTIONS

Postcode: HG5 9HW

What3Words: /// gratuity.beard.rated

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains gas, electric, water and drainage. There is gas fired central heating.
- Off street parking on the driveway

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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