



BEAULY COTTAGE
Scotton

Carter Jonas

BEAULY COTTAGE, MAIN STREET, SCOTTON, KNARESBOROUGH, HG5 9HS

Knaresborough - 2.5 miles

Harrogate - 6 miles

A1(M) - 7 miles

Beauly Cottage, dating back to the 1800s, is a stunning property and an internal inspection is essential to reveal the successful combination of period features with a high standard of modern appointment. The property is situated in the traditional heart of the village which itself is conveniently located between the market town of Knaresborough and spa town of Harrogate both of which offer extensive facilities. Scotton village has a public house, the renowned Guy Fawkes Arms, Church, Lingerfield Primary School, nursery, cricket and football clubs and a village hall. Scotton is within 7 miles of the A1(M) for those wishing to travel further afield and railway stations in Knaresborough and Harrogate connect directly to Leeds and York with intercity services to London's Kings Cross within 2½ hours.

The accommodation briefly includes a covered entrance porch, lovely sitting room with beamed ceiling, full height rustic brick fireplace with wood burning stove, snug with double doors opening into the garden and a separate dining room with a second turned staircase leading up to a third bedroom or excellent home office if preferred. The fitted breakfast kitchen features a cast iron range, hand painted units and a beamed ceiling.

The primary staircase leads up to a first floor landing off which is the principal bedroom with exposed roof truss and en suite bathroom, second double bedroom with built in wardrobe, overhead cupboards and exposed roof truss together with an adjoining house shower room.

A BEAUTIFULLY PRESENTED AND RENOVATED 3 BEDROOM SEMI DETACHED STONE COTTAGE OF IMMENSE CHARM AND CHARACTER, LOCATED IN A PRIME POSITION IN THE CENTRE OF THE MUCH SOUGHT AFTER NORTH YORKSHIRE VILLAGE OF SCOTTON.



Outside, there is on street parking to the front and a charming private and enclosed patio/garden ideal for entertaining with log store.

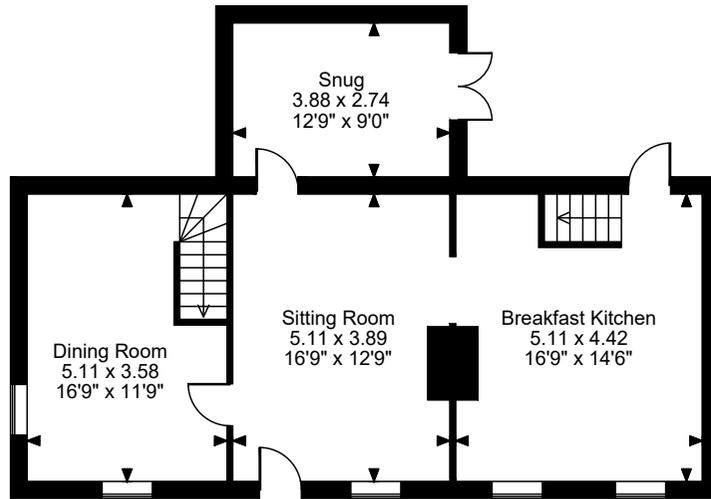
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewing: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

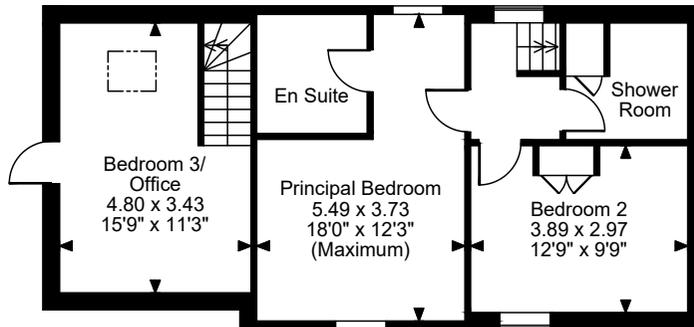
Directions - HG5 9HS: From the first Ripley roundabout, proceed in the direction of Knaresborough and after approximately 2 miles turn left into Havikill Lane. Continue into Scotton passing The Guy Fawkes Arms on the left and into Main Street where after some 500 yards the property is on the right opposite the church.



Beauly Cottage, Main Street, Scotton
Approximate Gross Internal Area
1,489 sq ft / 138 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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