



SCOTTON LODGE

Scotton, Near Harrogate

Carter Jonas

SCOTTON LODGE, MIRE SYKE LANE, SCOTTON HG5 9HW

Knaresborough - 2½ miles
Harrogate - 6 miles
Leeds - 21 miles
A1(M) - 8 miles

GROUND FLOOR

Reception hall • Drawing room • Dining room/study
Sitting room • Breakfast kitchen • Utility/laundry room
Cloakroom • Superb family room

FIRST FLOOR

Landing • Principal bedroom with a dressing area and
an en suite bathroom • Three further double bedrooms
House bathroom

OUTSIDE

Electrically operated entrance gates • Gravelled
driveway • Detached double garage with an excellent
guest suite/home office above • Beautiful south facing
garden • Large enclosed sun terrace • Area of woodland
to the east • Further terrace and lawned garden to the
rear

A STUNNING GRADE II LISTED DETACHED GEORGIAN PROPERTY PROVIDING BEAUTIFULLY PRESENTED FAMILY ACCOMMODATION, OCCUPYING A LOVELY SOUTH FACING POSITION AMIDST GOOD SIZED GARDENS AND GROUNDS EXTENDING TO JUST OVER ½ AN ACRE, IN A POPULAR AND CONVENIENTLY LOCATED VILLAGE WITHIN 15 MINUTES DRIVE OF HARROGATE AND KNARESBOROUGH.





Scotton Lodge is a much admired detached property of a style rarely found in the Harrogate area and offers superb family accommodation of classic Georgian proportions. It occupies a lovely south facing position and enjoys superb views over its own beautiful gardens. The property is Grade II Listed and is believed to have been constructed in the early 19th Century. In more recent years the property has been sympathetically and painstakingly improved to the highest of standards, resulting in the creation of an outstanding period house.

The well presented accommodation includes a reception hall, drawing room, dining room/study, sitting room, breakfast kitchen with an extensive range of bespoke units together with a full range of appliances, utility/laundry room, cloakroom and an excellent family room with an adjoining bar area. On the first floor is a landing, principal bedroom with a dressing area and an en suite bathroom, three further double bedrooms and a house bathroom.

Outside, the property is approached off Mire Syke Lane via a tarmacadam driveway with double wrought iron electrically operated entrance gates leading into a gravelled drive, which in turn leads to the detached double garage. Above the garage is an excellent studio room which is suitable for a variety of uses including a home office or separate guest accommodation.





The property faces due south to the front and features a lovely walled garden with a central flagged pathway, flanked by flowering roses, which leads up to the front door. There are lawned areas to either side of the pathway with borders stocked with a variety of roses, shrubs and flowering plants. Beyond, to the east, is a further lawned garden with steps leading up to an area of woodland. To the rear is a further sizeable lawned garden, being enclosed by laurel hedging.

The property is located on the southern edge of the popular village of Scotton, conveniently located within approximately 2½ miles of the historic market town of Knaresborough and 6 miles of the extensive facilities available in Harrogate. Scotton village has a public house and church with nearby Lingerfield having a primary school. There is also a range of facilities available in the nearby Estate village of Ripley. The A1(M) is about 8 miles away. Railway stations in both Knaresborough and Harrogate connect directly to York and Leeds, with InterCity rail services to London's King's Cross being within 2/2½ hours travelling distance.



ADDITIONAL INFORMATION

Tenure

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

Services

We are advised that all mains services are installed.

Viewings

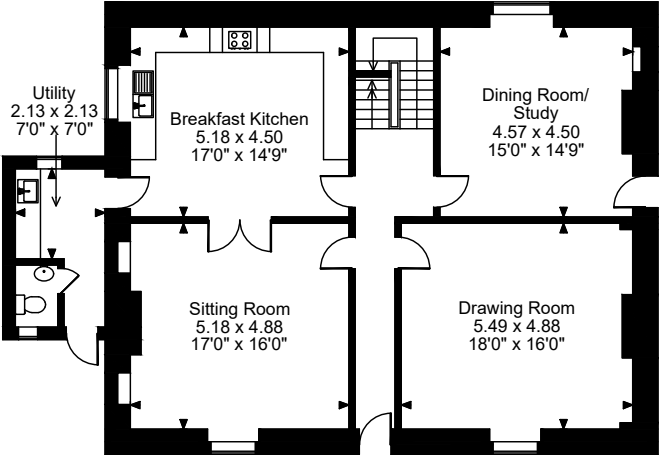
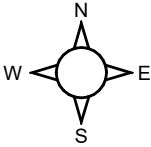
Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG5 9HW

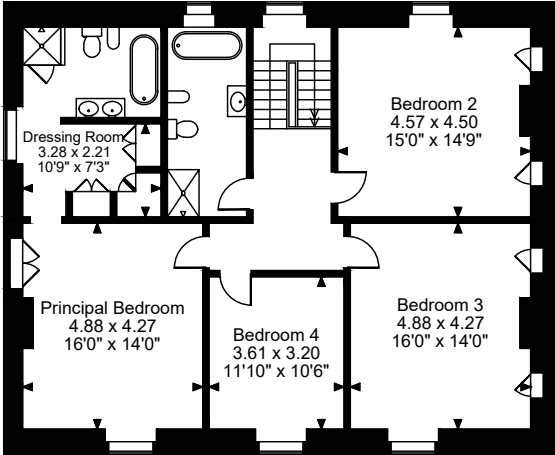
From Harrogate proceed in a northerly direction on the A61. Proceed through Killinghall village and at the first roundabout, turn right signposted to Knaresborough. Proceed through Nidd, past the turning to Brearton and take the first left turning to Scotton. Proceed for a short distance and take the first right turn into Mire Syke Lane. Proceed down the hill, round a gentle left hand bend and Scotton Lodge will be clearly visible on the left.



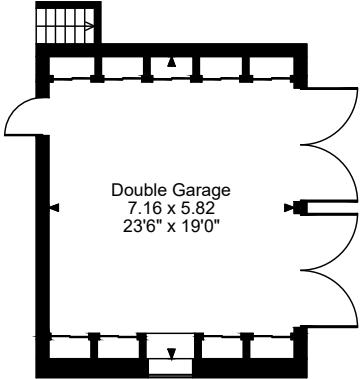
Scotton Lodge, Scotton
Approximate Gross Internal Area
Main House = 2,804 sq ft / 260 sq m
Guest Suite / Home Office = 246 sq ft / 23 sq m
Double Garage = 449 sq ft / 42 sq m
Total = 3,499 sq ft / 325 sq m



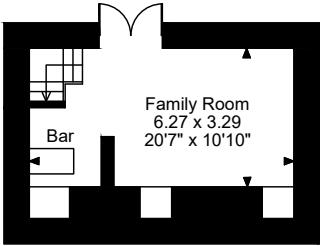
Ground Floor



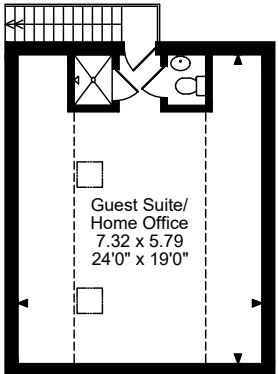
First Floor



Outbuilding- Ground Floor



Lower Ground Floor



Outbuilding- First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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