



## WYVILLE, STATION ROAD

SCRUTON, DL7 0QP

**£400,000**  
**FREEHOLD**

A fantastic individual detached bungalow located in a popular village ideal for Bedale, Northallerton and Junction 51 of the A1(M). The property offers spacious accommodation with a sympathetic style to the age of the bungalow and with a great layout, lovely gardens and attractive views to the front and rear viewing is highly recommended.

**NORMAN F.BROWN**

Est. 1967

# WYVILLE, STATION ROAD

- Two Double Bedrooms • Individual Detached Bungalow • Lovely Private Gardens • Great Layout • Gas Fired Heating & Double Glazing • Attractive Views • In & Out Driveway • Convenient Village Location • Ideal For Bedale, Northallerton & Junction 51 Of The A1(M) • Viewing Tour Available



## Description

This attractive Detached Bungalow is set in the heart of the popular village of Scruton and immediately catches the eye with its elevated position and great kerb appeal.

On entering the property into the central hallway the spacious and stylish nature of the property is immediately apparent. The bright and airy sitting room has a log burning stove set into an inglenook style fireplace on a stone hearth and a double glazed bay window provides an attractive view over the front garden and open fields across the road. The sitting room also opens into the conservatory via a double glazed door which has a matching window to the side. The Conservatory is a peaceful room for relaxing and has attractive views over the garden with the open fields beyond. There is also a door opening into the private garden to a paved seating area, ideal for entertaining and is a great link for the bungalow to the garden. Off the hall and to the front of the property is the dining kitchen which has a log burning stove set into an inglenook style fireplace and onto a stone hearth and there are attractive views over the front garden and open fields across the road. The kitchen itself has a modern range of wall and base units with a granite work surface over having a tiled splashback and an inset stainless steel sink with drainer. There are also built in appliances including an electric oven & four ring hob with an extractor hood over and there are spaces for a washing machine and an American style fridge/freezer. There is also a useful door out to the rear garden and a decked seating area, another great space for entertaining or for relaxing.

The two double bedrooms are both to the rear of the property and enjoy attractive, far reaching views over the garden and open fields beyond. Bedroom one has built in

wardrobes and bedroom two has a built in cupboard, fitted wardrobes and has access to the partly boarded loft via a loft hatch. The house shower room is tiled with underfloor heating and comprises of a push flush W.C and a washbasin set into a vanity unit, with a walk in shower having a fixed rainfall style shower head and a handheld shower plus a screen. There is also a heated towel rail (electric or off the gas heating), a heated mirror and spotlights.

## Outside

The front garden has a gravelled in and out driveway providing off street parking which also leads down the side of the property and has space for a motorhome with gated double gates to the side for the rear garden. The frontage includes mature planted beds with inset trees, shrubs and flowers and a dry stone wall provides another feature.

To the rear is a lawned garden again with mature planted borders with brick retaining wall having a range of trees (including 2 apple trees) and shrubs. There are two paved seating areas including the patio off the conservatory to the side and the decked seating area off the dining kitchen, both ideal for entertaining. The rear garden also has a substantial garden shed, a raised bed, log store and is enclosed by fenced and hedged boundaries and beyond is an attractive far reaching view over open fields.

## Location

Scruton is a village and civil parish in the Hambleton district of North Yorkshire, England. It is 4 miles west of Northallerton and close to Junction 51 of the A1(M) and Bedale is also close by. Amenities in Scruton include the



pub, The Coore Arms, the village hall (The Coore Memorial Hall) and the Church of England St. Radegund's church which are all venues for village activities. Scruton also has many outdoor venues; the village green is maintained to a high standard by the parish council, and is the venue for the annual village fete.

### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council  
Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Solar Panels - 6 solar panels to the South elevation.  
Contract with British Gas who send a cheque quarterly for kw generated for that period.

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years –  
No

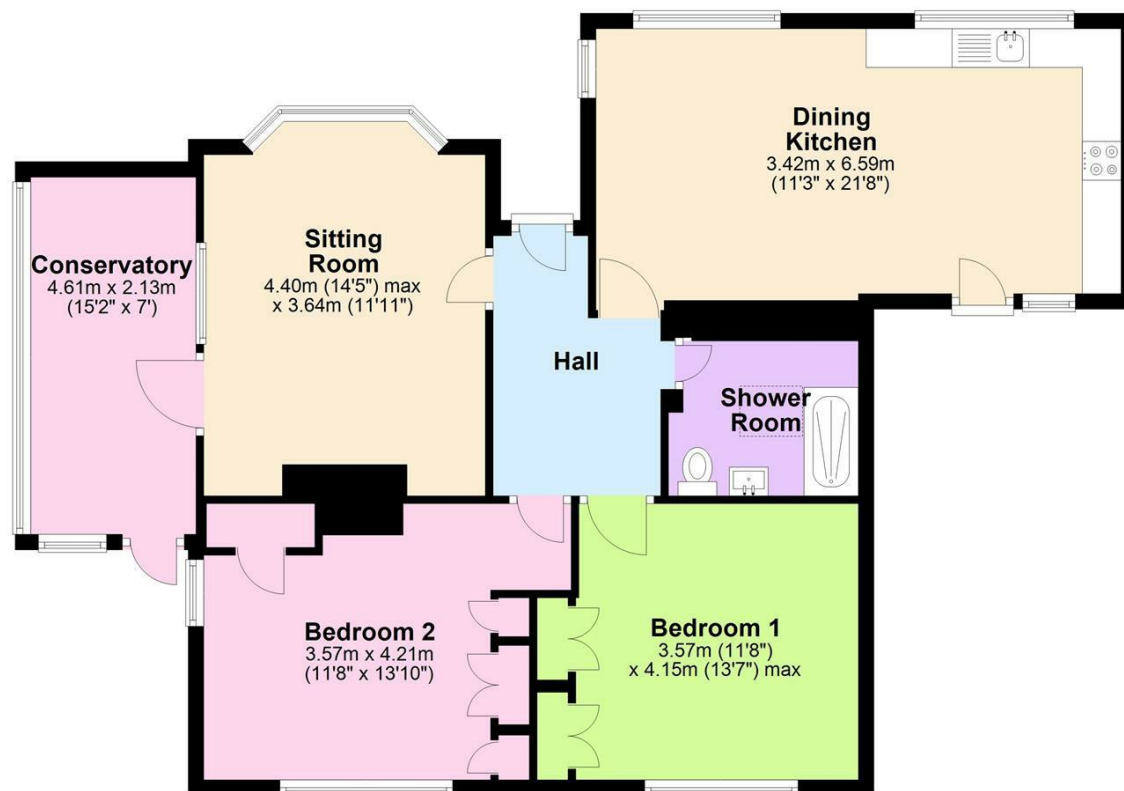
Restrictive Covenants: Not Known

## WYVILLE, STATION ROAD



## Ground Floor

Approx. 88.2 sq. metres (948.9 sq. feet)



Total area: approx. 88.2 sq. metres (948.9 sq. feet)



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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