



1 SCUGDALE ROAD  
Swainby, Northallerton



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# 1 SCUGDALE ROAD

Northallerton, North Yorkshire, DL6 3DP

This rarely available, detached village bungalow is set in a private, tucked-away position in the exceptional village of Swainby.

Approached via a large, block-paved gated driveway and surrounded by glorious mature gardens, the property would now benefit from internal modernisation and offers four bedrooms, a large living room, kitchen/dining room and good-sized utility room.

Externally, there is a double garage, outbuildings, a large greenhouse and immaculately-maintained gardens including an orchard, mature and well-stocked borders, trees, vegetable gardens and fruit cages.

Highly Desirable Village Location \* Detached Bungalow \* Private Position \*  
Scope for Further Improvement \* Four Bedrooms \* Kitchen / Dining Room \*  
Spacious Utility Room \* Large, Gated Driveway \* Double Garage \*  
Substantial, Beautiful Gardens and Orchard



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## Situation and Amenities

Swainby sits just inside the North Yorkshire Moors National Park, with Scugdale Beck running through the village against the backdrop of the Holy Cross Church. The characteristics of the village and surrounding area consist of traditional Yorkshire dry stone walls, sweeping hills, sheep, heather and moor land. There is a local shop, tea room, The Rusty Bike Cafe and two pubs, both serving food. The Cleveland Way and National Cycleway pass through the village and there are a number of bridle paths close by.

Stokesley 5 miles, Northallerton 8 miles, Middlesbrough 14.5 miles, Darlington 20 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.





### Accommodation

The front door opens into a partially-glazed porch which has a further door leading into the spacious entrance hall.

Positioned at the rear of the house, the large living room has a central fireplace, an arched feature alcove and a triple aspect over the beautiful gardens. The kitchen / dining room also benefits from views out over the rear grounds and has plenty of cupboard space, room for a table and access to further built-in storage. The adjacent utility room is a very good size with a separate w.c, offering the potential to reconfigure the accommodation if desired. There is a sink, work space, plumbing for a washing machine and a door leading out to the garden.

The property is currently laid out to provide four bedrooms, two of which have built-in wardrobes whilst the other two are accessible via an inner corridor leading towards the front of the bungalow. The bathroom is fully tiled and has vanity storage and a bath with shower over and screen.



## Externally

The gardens surrounding this property are simply stunning and have been lovingly cared for over the years. They are completely private, substantial and include a large greenhouse and timber outbuildings for storage.

There are meandering pathways leading through the gardens, with a woodland walk towards the orchard via the glorious lawn, which is surrounded by mature planting and trees. An alternative route could take you around to the impressive vegetable garden, where fruit cages have been left for the new owners to enjoy. The hedged front garden is also well-stocked with mature borders and trees and adjoins the driveway at the front.

## Garage and Parking

There is a large, gated, block-paved driveway to the front of the property, providing plenty of parking and leading up to the double garage, which has a window and a courtesy door out to the rear gardens.

## Directions

Approached via a private drive off Scugdale Road, the property can be found at What3words reference [///quirky.prettiest.approach](#)

## Viewings

Strictly by appointment with GSC Grays of Stokesley. Telephone: 01642 710742.

## Tenure

The property is believed to be offered freehold with vacant possession on completion.

## Local Authority

Hambleton District Council. Telephone: 01609 779 977. Council tax band F.

## Particulars and Photographs

Particulars prepared June 2023.

Photographs taken June 2023.

# 1 Scugdale Road

Approximate Gross Internal Area  
1755 sq ft - 163 sq m



## 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.

Produced by Potterplans Ltd. 2023

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
	47	77



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