

NOVE

4 The Parklands, Scruton
Northallerton

Guide Price £640,000

4 The Parklands

Scruton, Northallerton

Tucked into the heart of Scruton, one of North Yorkshire's most charming villages, 4 The Parklands is a substantial four bedroom detached family home that backs directly onto Scruton Parkland, with far reaching views over open farmland and the historic Cedars of Lebanon planted in 1705 by Roger Gale, builder of Scruton Hall. Few homes in the area can claim a setting so steeped in history, or an outlook that changes so beautifully with the seasons.

Inside, the house offers close to 190 sq m of well proportioned, flexible living space arranged over two floors. A sequence of interconnecting reception rooms flows from a beamed living room with an open fireplace through to a light filled garden room with full width bi-fold doors, opening the entire ground floor onto a landscaped rear garden and the parkland beyond. A modern fitted kitchen, dining area, ground floor bedroom and shower room, utility room and pantry complete the ground floor, while upstairs three further bedrooms include a generous principal suite with its own bathroom and a second double with en suite.

Outside, the garden wraps around the property with a wide sandstone patio, a timber gazebo, greenhouse and lawns bordered by mature planting, all set against the backdrop of the parkland's ancient cedars and grazing fields.

Scruton itself is a quiet, picturesque village on the edge of the Yorkshire Dales, with a strong sense of community, a well regarded local school and easy access to the market towns of Bedale and Northallerton, both within a few miles. For those wanting rural charm without sacrificing convenience, Scruton offers the best of both, and 4 The Parklands sits right at its heart.

We are hosting open viewings on Monday 21st September 12pm - 2pm for anyone who is not yet registered or just curious and in the early stages of a potential move. Individual, private viewings are still available before this date and you can contact the office to book.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious landscaped garden





Entrance

Accessed via the front door, with a staircase to the first floor and tiled flooring throughout. Provides access to the principal reception rooms, kitchen and ground floor shower room and utility.

Living/Dining

21' 11" x 11' 0" (6.67m x 3.35m)

A cosy reception room with exposed ceiling beams and a feature wood burning stove with a timber mantel. Opens through to a dining area and the garden room beyond, creating an extensive open plan living area.

Garden Room

18' 6" x 11' 4" (5.64m x 3.46m)

A bright addition to the rear of the property with full width bi-fold doors opening onto the patio and garden. Open plan to the living room, with views across the garden and parkland beyond.

Kitchen/Breakfast Room

19' 9" x 13' 0" (6.01m x 3.97m)

Fitted with a comprehensive range of matte cabinetry and quartz style worktops. Integrated Neff hide and slide oven, integrated microwave a built in coffee machine, and space for an American style fridge freezer. Breakfast bar seating, dual aspect windows and LED under cabinet lighting.



Pantry

8' 3" x 5' 4" (2.52m x 1.62m)

Fitted with floor to ceiling storage cupboard and full size fridge and open shelving, with worktop space for small appliances and an external, stable style door providing side access.

Inner Hall

Fitted with glazed display cabinetry and a butcher's block worktop. An external door leads to the garden, with further access through to Bedroom Four.

Bedroom 4/Study

11' 4" x 8' 0" (3.45m x 2.45m)

A versatile room to the rear of the property, currently used as a sitting room, with wood effect flooring.

Shower Room

8' 8" x 8' 8" (2.65m x 2.64m)

Off the entrance hall and fully tiled, comprising a walk-in shower enclosure, vanity wash basin with storage and WC.

Bedroom One

22' 1" x 15' 7" (6.72m x 4.74m)

A substantial principal bedroom with extensive fitted wardrobes and a dressing table area, feature wallpaper and carpeted flooring. Dual aspect windows take in far reaching views over the parkland, with two further closets off the room.

Ensuite

9' 3" x 7' 4" (2.83m x 2.24m)

Serving Bedroom One and fully tiled, comprising a panelled bath, separate walk-in shower with rainfall head, vanity unit with de mister and lighting with integrated shaver point.

Bedroom Two

16' 0" x 12' 10" (4.87m x 3.92m)

A further double bedroom with a fitted double wardrobe and carpeted flooring, with a front facing window and access to its own en suite.

Ensuite

8' 10" x 3' 7" (2.70m x 1.10m)

Serving Bedroom Two, comprising a shower enclosure and vanity unit with countertop wash basin, with a roof window.

Bedroom Three

10' 11" x 9' 3" (3.33m x 2.82m)

A single or small double bedroom with carpeted flooring and a rear facing window with far reaching views.





Garage

19' 7" x 13' 0" (5.97m x 3.97m)

With power, light and an electric up and over door. A pedestrian door to the rear provides access to a large additional storage area.

Exterior

The property is approached over a block paved driveway providing parking for several vehicles, with side access to the garage. The frontage includes established planting and a lawned area. To the rear, a substantial garden wraps around the property, laid mainly to lawn with an extensive Indian sandstone patio adjoining the house. A timber gazebo provides a further seating area to enjoy established fruit trees, and there is a greenhouse and space for a vegetable garden. The garden backs directly onto Scruton Parkland, with uninterrupted views over farmland and mature parkland trees including the Cedars of Lebanon planted in 1705, giving the property a rare and distinctive outlook.





The Parklands

SUBMITTED BY

Nove Property

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CREATED ON

4 September 2026

DETAILS

Total area: 189.60 m²

Living area: 172.04 m²

Floors: 2

Rooms: 23

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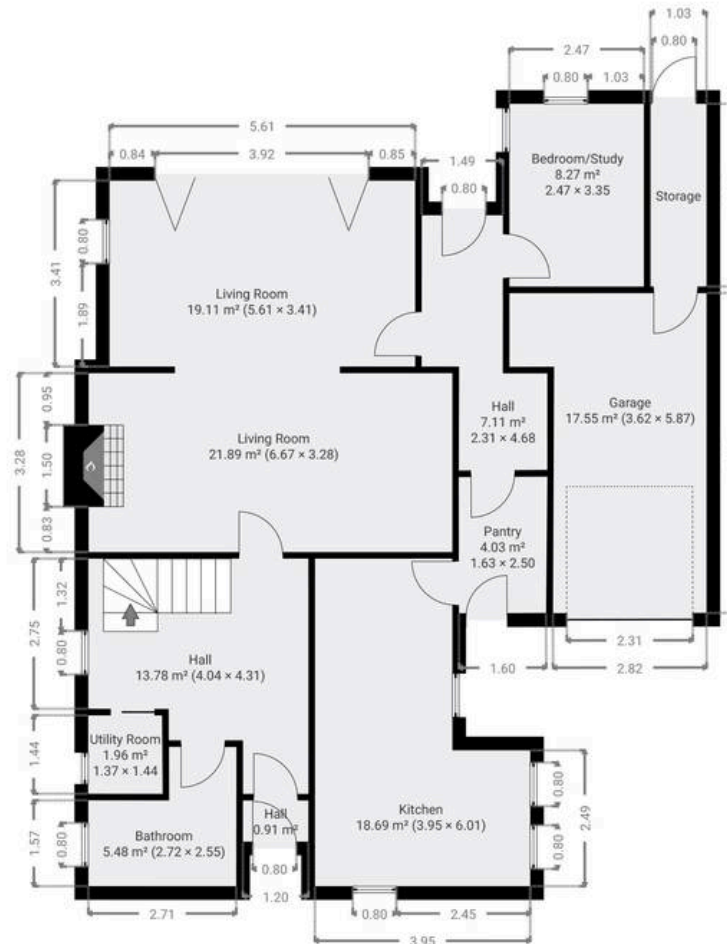
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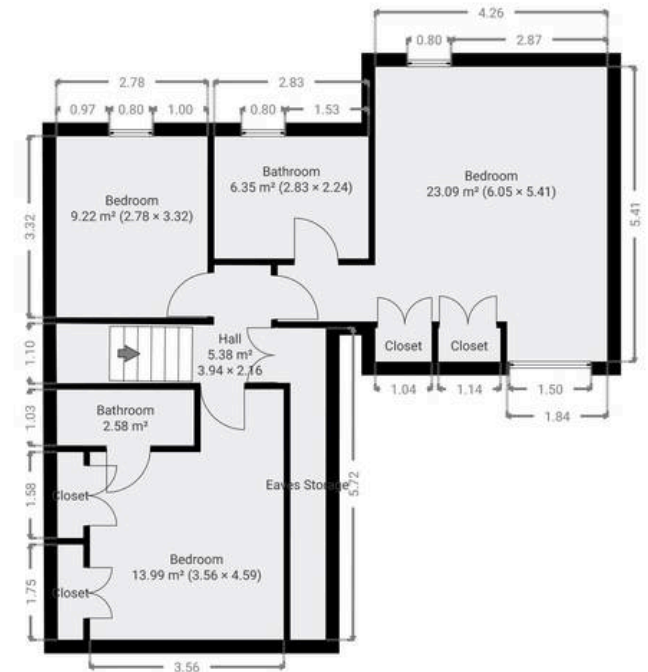
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▼ **Ground Floor** TOTAL AREA: 122.15 m² • LIVING AREA: 104.60 m² • ROOMS: 12



▼ **1st Floor** TOTAL AREA: 67.44 m² • LIVING AREA: 67.44 m² • ROOMS: 11



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