



**Oatcliffe House**  
**Scotter Common, DN21 3JF**  
**£490,000**

*Bella*  
properties

## An Exquisite Home Blending Character & Modern Comfort.

Nestled within a private gated plot, Oatcliffe House is an impressive four bedroom, three-story property that seamlessly combines period charm with modern elegance. With over 3,000 sq. ft. of living space spanning across three floors, including multiple reception rooms, a bespoke library, a fully renovated kitchen, and a stunning private master suite on the top floor, this home offers both style and functionality.

Set within beautifully landscaped gardens with mature trees, a fire pit, a detached garage, and a stunning rooftop terrace, the property provides versatile indoor and outdoor living spaces. Recent, extensive upgrades throughout over the past three years, enhance both its functionality and aesthetic appeal whilst maintaining its timeless character.



## Kitchen & Utility - Style & Functionality

The recently renovated kitchen is the heart of the home, designed with a sophisticated yet practical layout that blends contemporary style with classic farmhouse elements.

### Kitchen Highlights:

- Elegant navy cabinetry with sleek countertops, offering ample storage and a timeless aesthetic.
- A central kitchen island, painted in a rich green, topped with a stunning wooden worktop, providing both a stylish focal point and functional prep space.
- Integrated appliances, including a built-in microwave, dishwasher, fridge/freezer & pantry.
- A charming farmhouse sink, set beneath a large window, allowing natural light to flood the space.
- A blackboard feature wall, perfect for family planning, shopping lists, or creative notes.
- Made-to-measure thermal-lined blinds, enhancing both the kitchen's aesthetics and energy efficiency.

### Utility Room & Downstairs WC:

- Updated lighting and fixtures.
- Conveniently located for laundry, additional storage, and daily household tasks.

This well-appointed kitchen and utility area has been designed for both everyday living and entertaining, making it a true centrepiece of Oatcliffe House.

## Living Spaces - Elegant & Versatile

Stepping through the front door into the grand entrance hall, you are welcomed by sophisticated panelling, a statement staircase, and plush carpeting.

**Living Room:** A stylish yet cozy retreat, featuring a striking black fireplace, deep green accent shelving, and elegant dark wood detailing. A large window with thermal-lined made-to-measure blinds allows natural light to enhance the space.

**Sitting room:** Deep teal walls create a bold yet calming atmosphere with shelving creating a large feature TV wall.

**Study/Home Office:** A professionally designed workspace, boasting floor-to-ceiling fitted storage, custom green panelling, and new flooring. Ideal for remote working or as a quiet retreat.

**Dining Room:** An inviting space for entertaining, with newly plastered walls, an upgraded radiator, and French doors leading to the garden.

## Library & Balcony Terrace – A Peaceful Escape

The bespoke library features floor-to-ceiling shelving, deep green tones, and brick-effect detailing, creating a refined and cozy retreat.

A door opens onto the private balcony terrace - a perfect spot for morning coffee, outdoor reading, or evening relaxation. This seamless indoor-outdoor space enhances the home's charm and tranquillity.

## Staircases & Feature Landing

The sweeping staircases and spacious landing create a striking focal point, seamlessly connecting the three floors of this elegant home. The custom panelling, plush carpeting, and stylish black accents add a sense of grandeur, while carefully placed lighting enhances the home's inviting atmosphere.

A standout feature is the beautiful stained glass "Oatcliffe House" window, casting

soft, colourful light across the landing. This bespoke design adds a unique character to the space, making it not just a passageway, but a statement feature that enhances the home's charm.

## Master Suite – A Private Top-Floor

Occupying the entire second floor, the master suite is a luxurious private sanctuary. This expansive space features a dedicated sleeping area, a bespoke walk-in wardrobe, and a stylish en-suite bathroom. The walk-in wardrobe provides generous storage, while the en-suite offers a large glass shower, a sleek bathtub, and elegant finishes. Thoughtfully designed for relaxation, this suite is the perfect escape within the home.

## First Floor Bedrooms

The first floor offers three generous double bedrooms, each offering ample space, natural light, and stylish décor. Designed for comfort, these rooms include soft carpeting, thermal blinds & large windows to enhance the bright and airy feel.

## Luxury First-Floor Bathroom

This stunningly designed bathroom combines classic elegance with modern luxury. Featuring deep green walls, warm wood flooring, and large windows with wooden blinds, the space is bright, airy, and inviting.

- A freestanding clawfoot bath serves as a striking centrepiece, perfect for long, relaxing soaks.
- A large walk-in glass shower with rainfall features adds modern convenience.
- Natural light streams through dual-aspect windows, enhancing the room's spacious and serene ambiance.
- Lush greenery and stylish white storage units complement the rich colour walls.

A perfect blend of timeless charm and contemporary elegance, this bathroom offers a peaceful escape for relaxation and rejuvenation.

## Seamless Indoor-Outdoor Living

Offering a bright conservatory for relaxation alongside a functional rear porch, workshop, and storage area for everyday convenience.

The conservatory, with its expansive windows and is a light-filled retreat, perfect for year-round enjoyment. Whether used as a further sitting area, reading nook, or a greenhouse space, it provides stunning views of the surrounding gardens.

To the rear, the porch leads to a well-equipped workshop and storage room, catering to hobbies, DIY projects, or practical storage needs. With a dedicated workspace and ample room for tools or outdoor equipment, this space enhances the home's functionality.

## Outdoor Spaces –Beauty & Functionality

The grounds of Oatcliffe House offer a peaceful retreat, combining mature gardens, practical spaces, and stylish outdoor areas for relaxation and entertainment.

- Gated entrance with a long gravel driveway, providing ample parking and a sense of privacy.
- Spacious front lawn with a charming birdbath feature, creating a picturesque setting.
- Roof terrace, an elevated outdoor space, perfect for dining, entertaining, or unwinding.
- Fire pit area, ideal for cozy evenings outdoors.
- Detached garage with updated electrics, offering versatile storage or workspace potential.
- Well-maintained gardens with mature trees, greenery, and space for further landscaping.

## Renovations - Detailed

### Interior Upgrades:

- Kitchen fully renovated with new fitted cabinetry, integrated appliances, kitchen island, re-plastered walls, updated electrics, and new radiator.
- Dining room re-plastered with a new radiator installed.
- Downstairs WC updated, including new plastering, lighting, tap, and flush.
- Office transformed with floor-to-ceiling built-in cupboards, new flooring, panelling, a blackboard family planner, and additional plug points.
- Hall, stairs, and landing modernized with panelling, new carpet, additional storage, and upgraded radiators.
- Library redesigned with newly fitted shelving and carpet.
- Bedrooms updated, including fitted wardrobes in Bedroom 4 and re-plastered walls in Bedroom 2.
- First-floor bathroom fully renovated with new fixtures, flooring, and re-plastered walls.
- Second-floor master suite enhanced, featuring a new stud wall and fireproof door to create a walk-in wardrobe and ensure safety.
- New en-suite bathroom added on the second floor.
- Décor refreshed throughout, with all carpets professionally cleaned (2024).
- Custom made-to-measure thermal blinds installed in the living room, office, kitchen, dining room, and several bedrooms (available for purchase).

### Structural & External Upgrades:

- New boiler & expansion vessel installed (2022) for improved efficiency.
- Trickle vents added (2023/24) on all available windows for better ventilation.
- Roofing updates (2024):
- Lead flashing replaced on the extension roof.
- New flat roof added over the second-floor bedroom, improving insulation.
- Roof tiles replaced, and the house and garage roofs professionally cleaned.
- New eaves trays installed for better drainage.
- Gutters cleaned and fitted with gutter brushes to prevent blockages.
- Driveway & garden enhancements (2024):
- Additional gravel added to the rear driveway and fire pit area.
- Fire pit constructed (2025) for outdoor entertaining.
- Established a working compost heap for sustainable gardening.
- External lights replaced around the driveway for improved security and ambiance.
- LPG tank repainted for longevity.

### Optional Extras for the Buyer:

- Belling range cooker, available for purchase.
- Dining room furniture (dresser, table, and chairs) can be left for an additional cost.
- Roof terrace furniture included at no extra charge.

## Smart Heating & Security Features

Equipped with Hive heating, featuring a separate thermostat on each floor, allowing for independent temperature control throughout the home.

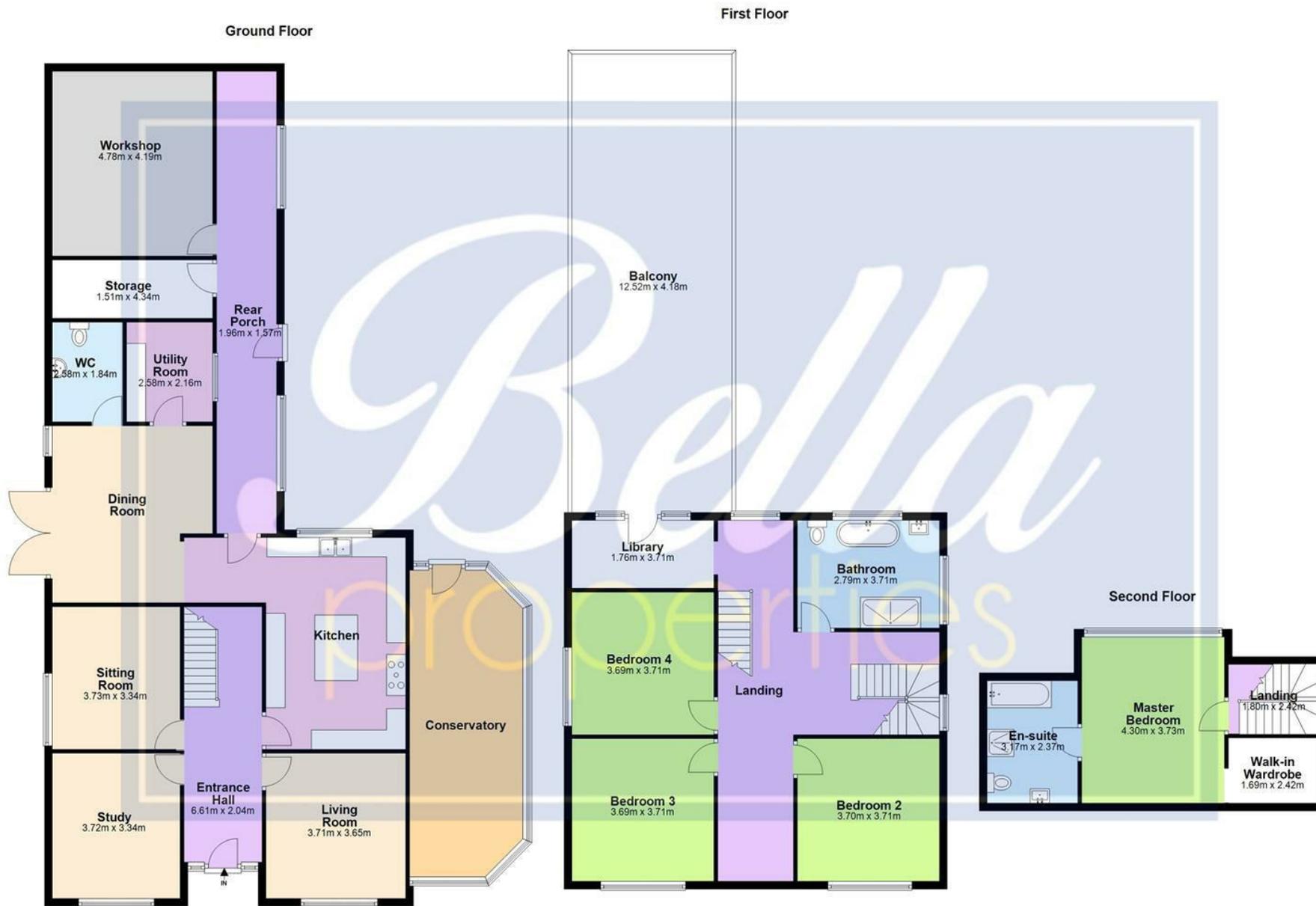
For added peace of mind, the property has a comprehensive security system, including cameras positioned around the exterior and a fully installed alarm system

## Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Total area: approx. 300.5 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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