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Sutton, Thirsk, YO7 2PS

Asking Price £399,950



Council Tax: E



Millstone Cottage

Sutton, Thirsk, YO7 2PS

Asking Price £399,950



A rare opportunity to purchase this attractive three bedroom cottage in the popular and sought after village of Sutton-under-Whitestonecliffe. The period cottage retains many original features throughout. Briefly comprising; two reception rooms, kitchen and bathroom to the ground floor. To first floor level there are three double bedrooms and a modern shower room. Externally there is a well maintained lawned garden to the front and unique courtyard area to the rear. Viewing essential to fully appreciate the size of accommodation on offer.

Entrance Porch

Wooden entrance door opening into the entrance vestibule. Window at the side elevation, door leading to the dining room and central heating radiator.

Dining Room

14'2" x 12'7" (4.34 x 3.86)

With exposed beams to ceiling and secondary glazed windows to both elevations, Doors off to kitchen, sitting room, bathroom and stairs to first floor level. Central heating radiator.

Sitting room

18'8" x 12'5" (5.69 x 3.81)

Attractive bow window to front elevation, secondary glazed windows to both side elevations. Feature stone built fireplace with tiled hearth and wooden mantle over. Exposed beams to ceiling. TV aerial points and central heating radiators.

Breakfast/ Kitchen

24'0" x 6'11" (7.32 x 2.13)

Fitted wall and floor mounted units including two pantry cupboards, with matching work surfaces, breakfast bar and tiled splashbacks. Bowl and a half

sink and drainer unit with mixer tap. Integrated dishwasher, fridge and freezer. Freestanding electric cooker with extractor over. Window overlooking the attractive courtyard and front elevation, Wooden entrance door. Central heating radiator.

Bathroom

White suite comprising; Wash hand basin, low flush WC, bidet and panelled bath with mixer tap and shower over. Ceramic tiling to walls and window to side elevation.

Landing

With French doors opening to the attractive sun terrace. Doors off to bedrooms and bathroom. Central heating radiator.

Bedroom One

12'9" x 10'0" (3.89 x 3.05)

Windows to the front and side elevations and central heating radiator.

Bedroom Two

12'7" x 8'11" (3.84 x 2.74)

Windows to side elevation and central heating radiator.

Bedroom Three

20'2" x 8'2" (6.17 x 2.49)

Currently used as an office room and craft room, this useful space has two Velux windows with further window to the front elevation. Central heating radiator. Walk-in store housing washing machine and tumble dryer, potential to convert to en-suite.

Shower Room

Modern white suite comprising; wash hand basin,

low flush WC and walk-in shower with an electric shower overhead. Wall mounted heated towel rail, ceramic tiling to walls, feature inset mirrors and useful storage cupboard.

Externally

The front garden is laid mainly to lawn with attractive borders, stocked with a range of mature plants and shrubs. A pathway leads to the front entrance door from the driveway and rear courtyard.

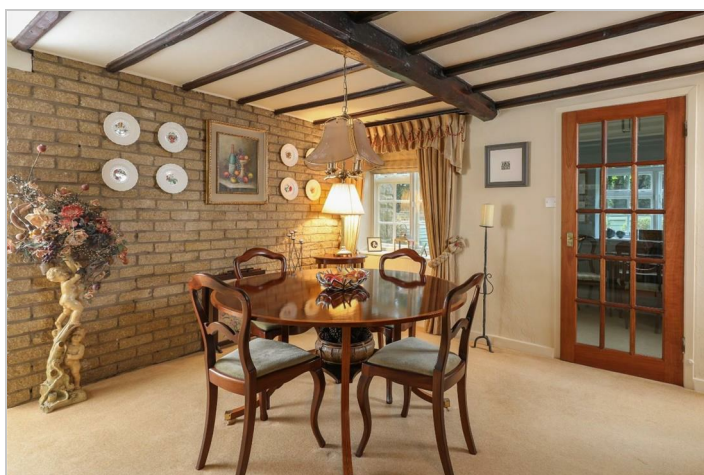
The courtyard is a most attractive space to enjoy a morning coffee or the afternoon sun.

Driveway parking for one car to the front of the garage.

Garage

20'0" x 8'3" (6.10 x 2.54)

A useful storage area with light and power, electric up and over the door. Housing central heating oil tank and boiler.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Sutton, Thirsk, YO7
 Approximate Area = 1348 sq ft / 125.2 sq m
 Garage = 165 sq ft / 15.3 sq m
 Total = 1513 sq ft / 140.5 sq m
 For identification only - Not to scale

GROUND FLOOR APPROX FLOOR AREA 54.2 SQ M (582 SQ FT)

FIRST FLOOR APPROX FLOOR AREA 60.9 SQ M (656 SQ FT)

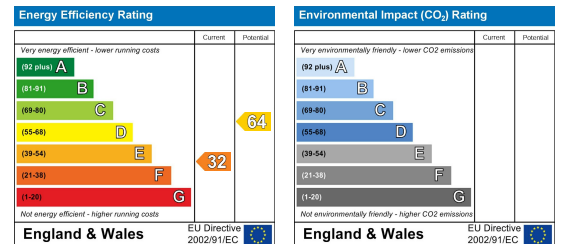
Garage 20' (6.10) x 8'4" (2.54)
Kitchen 24' (7.32) x 7' (2.13)
Diner 14'3" (4.34) x 12'6" (3.86)
Reception Room 16'8" (5.09) x 12'6" (3.81)
Bedroom 3 20'3" (6.17) x 8'2" (2.49)
Balcony 8'5" (2.57) x 5'1" (1.55)
Bedroom 2 12'7" (3.84) x 9' (2.74)
Bedroom 1 12'8" (3.86) x 10' (3.05)

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1092589

Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.