

...your home is where our heart is



## Church End

Sheriff Hutton, Sheriff Hutton, YO60 6SY

Asking Price £450,000



4



2



1



D

## Church End

Sheriff Hutton, Sheriff Hutton,  
YO60 6SY

STYLE - Stylish Family Home Set upon a  
Generous Sized Plot

HIGHLIGHTS - Superbly Refurbished by the  
Current Owners, Planning Consent to Extend,  
Wonderful Village Location

THREE WORDS - IDYLIC. LIFESTYLE.  
LOCATION.

### Overview

Headline: "Stylish, Refurbished Family Home  
in Sought-After Village"

Discover the charm and elegance of 2, Forge Cottages, a semi-detached house nestled in the heart of Sheriff Hutton, North Yorkshire. This versatile family home, adorned with Farrow and Ball walls and smart flooring, offers a unique blend of contemporary and country style.

The property boasts a recently fitted high-spec kitchen and bathrooms, adding a touch of luxury to everyday living. The kitchen, designed and fitted by The Olive Branch Kitchens Ltd, features a Shaker-style design with base and wall units, an island unit with a breakfast bar, timber worktops, and integrated Neff appliances. The double Belfast sink overlooks the rear garden, providing a serene view while preparing meals.

The spacious sitting room, extending 21 ft, is bathed in natural light and features a wood-burning stove and sliding doors that open directly onto the private rear garden, perfect for hosting family gatherings or enjoying a quiet evening in.





The property comprises four bedrooms, three of which are doubles, and two bathrooms. The single bedroom currently serves as a home office, offering a flexible space for remote working. The principal bedroom suite offers far-reaching southerly views towards the church tower and an en suite bathroom with a power shower, vanity unit and wc. The family bathroom is luxurious with roll top bath and Burlington fittings.

The property is energy efficient, incorporating solar energy, and is surrounded by gardens on three sides, offering a private and not overlooked space at the rear. There is oodles of off street parking, single garage and two outbuildings. The front garden is south-facing, featuring an attractive area of terrace and lawn, ideal for enjoying the view.

Planning permission is in place to extend the ground floor accommodation by a further 450 sq ft, providing an opportunity to personalise the space to your needs. Also planning to build a detached oak-framed double garage. The bustling village, located midway between York and Malton, offers a range of amenities all within strolling distance.

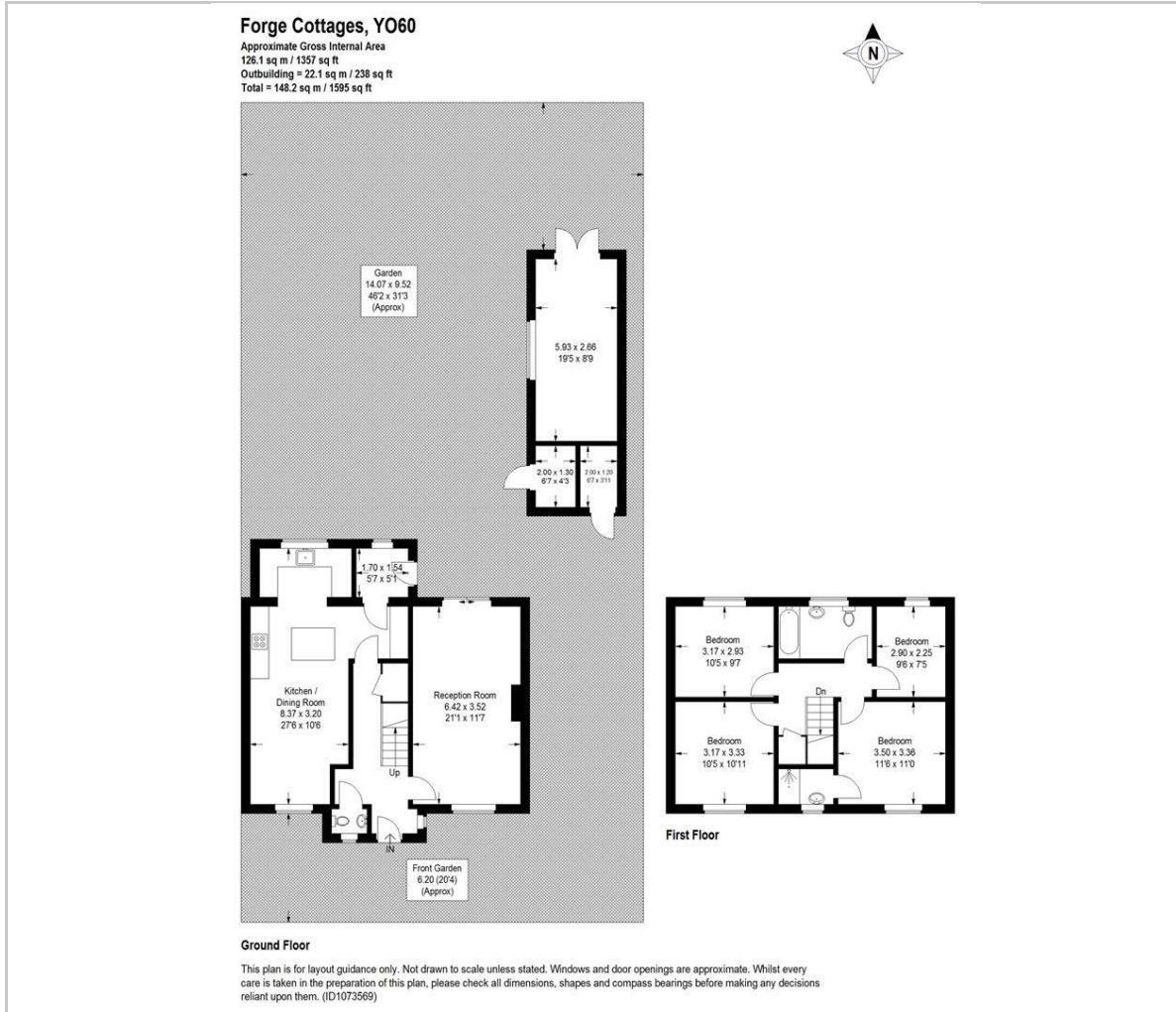
This property is a haven of style and comfort, offering a unique opportunity to enjoy village life in a sought-after location. Contact us today to arrange a viewing.

#### agents note

Application No: ZE23/01346/HOUSE  
Proposal: Erection of single storey orangery to rear linking dwelling to existing detached garage/store, conversion of existing garage/store to office and snug and erection of detached garage to rear  
at: 2 Forge Cottages Church End Sheriff Hutton North Yorkshire YO60 6SY  
for: owner  
Decision Date: 7 September 2023  
APPROVED.



## Floor Plan



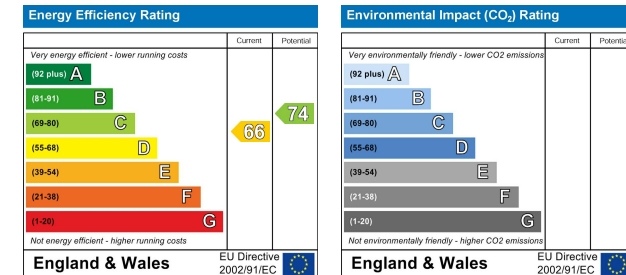
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
 Tel: 01347823579 Email: info@emsleymavor.co.uk http://emsleymavor.co.uk