

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



Sutton, Thirsk, YO7 2PS

£335,000



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STYLE - Fabulous Three Bedroom Cottage
HIGHLIGHTS - Versatile Home, Lots of Potential in Pretty Rural Setting
THREE WORDS - PRICED TO SELL!

Charming Cottage with Endless Potential

Nestled in the heart of the picturesque village of Sutton-under-Whitestonecliffe, near Thirsk, Millstone Cottage offers an extraordinary opportunity to own a piece of rural charm. This fabulous three-bedroom cottage is brimming with potential and traditional character.

As you approach the property, the attractive stone exterior immediately captures your attention, setting the tone for the charm that awaits inside. Enter through the charming entrance hall into a semi-open-plan dual-aspect double-reception room, adorned with traditional beams and a feature fireplace—perfect for cosy evenings by the fire.

The 'country galley-style' kitchen is equipped with integrated appliances and offers the exciting potential to be extended into the garage (subject to planning permission), creating a more expansive culinary space. The ground floor also features a convenient downstairs bathroom with both bath and shower facilities.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat after a long day. The spacious family bathroom adds a touch of modern comfort to this period property.

Externally, the semi-wrap-around landscaped garden provides a serene outdoor space, perfect for relaxing or entertaining. The



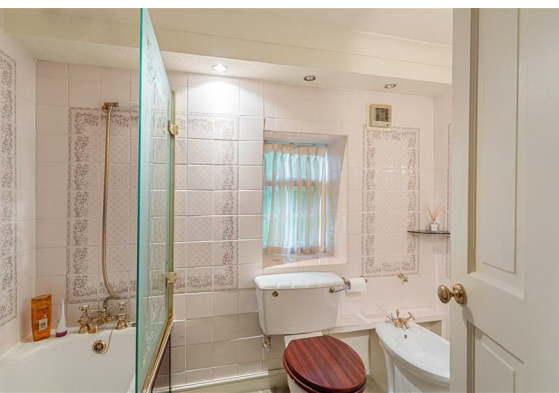


property also benefits from off-street parking and a garage, adding to its convenience.

Millstone Cottage is ideally situated, offering excellent access to the A19 and A1(M), making it a perfect base for commuting to Leeds, Teesside, York, and Harrogate. The nearby market towns of Ripon, Thirsk, and Boroughbridge provide a wealth of shops, leisure facilities, and excellent public houses. Local schools such as Cundall Manor and Queen Mary's are also within easy reach.

This rare opportunity to purchase an attractive three-bedroom cottage in a sought-after village is not to be missed. With its abundance of original features and potential for modernisation, Millstone Cottage is the ideal project for anyone looking to downsize or create a truly special home. Viewing is essential to fully appreciate the size and potential of the accommodation on offer.

Contact Emsley Mavor today to arrange a viewing and start your journey to owning this charming cottage.



Floor Plan



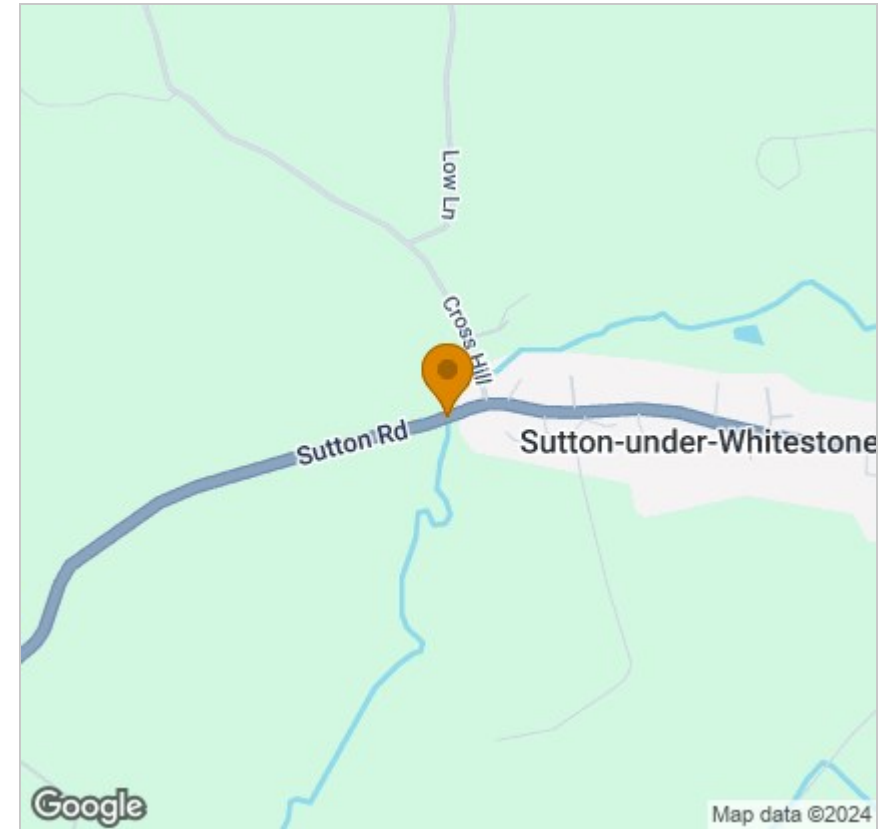
Viewing

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.

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Area Map



Energy Efficiency Graph

