



## Castle Court

Sheriff Hutton, York, YO60 6TA

£265,000





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STYLE – IMMACULATE BARN CONVERSION.  
SETTING – An EXCLUSIVE COURTYARD in the grounds of SHERIFF HUTTON CASTLE!  
THREE WORDS – Stylish, Characterful, Sixties +

### ELEGANT HOME IN SHERIFF HUTTON

Neville Cottage is nestled in an exclusive courtyard within the grounds surrounding the 14th century castle ruins in the picturesque village of Sheriff Hutton. Being within walking distance of the green, the local shop, post office and everything on your doorstep.

This picture-perfect home is a charming blend of traditional and rustic style. From the moment you step inside there is a sense of calm, there is a country feel about this home created by the warm atmosphere and subtle tones. This barn conversion is full of character and has been lovingly cared for. Every room has been beautifully decorated with attention to detail and all the finishing touches. Outside the communal courtyard is immaculate and provides neat lawns and tranquil paved seating areas. There is a delightful low maintenance patio garden to the rear with open views. There are additional storerooms, a tandem car port for 2 cars and plenty of visitor parking. We love this fantastic home, once inside you will appreciate there is nothing to do, just move your furniture in and call it home!

### STEP INSIDE

Opening the painted timber door, you step into the welcoming dining hall. It is wonderfully light and airy, and the exposed ceiling beam gives character. There is space for a dining table and chairs with velux window above. To the right is a newly fitted kitchen with quality floor and wall mounted cupboards and drawers. There is a useful pull-out larder cupboard which can store all those ingredients required for a busy cook! Integral appliances to include, electric oven, halogen hob, fridge/freezer ,dishwasher and washing machine.

The lounge is a comfy spacious room to relax in, perfect for putting your feet up or finishing your latest novel in front of the fireplace. Natural light floods in from the window to the front and fully glazed door to the rear bringing the outside in. We adore the connection to the paved garden, just imagine lazy summer evenings with a G & T or enjoying a cup of tea on a Sunday morning.

The main bedroom has a tranquil feel with plenty of space for wardrobes and chest of drawers. The second bedroom overlooks the courtyard and has a built-in cupboard housing the water tank. The bathroom is a contemporary style with white L shaped bath with rainfall shower over, pedestal wash hand basin, low level flush and ladder style radiator.

### OUTSIDE

The landscaped courtyard to the front is neat and tidy with seating areas and mature shrubs and the views of the castle are impressive to say the least. The clock tower is also in keeping with the surroundings. To the rear is a delightful low maintenance patio garden with semi-rural views. Neville Cottage benefits from a private store room, an additional shared store and communal bin store. There is parking for two cars and additional visitors parking.

### AGENT NOTE

Please note that there is a covenant to ensure that at least one occupier is over the age of 60.  
The vendor has informed us there is an annual service charge for the communal area. This is split evenly between the other four properties this is on average £350 per annum.







## SERVICES

Freehold. Oil fired central heating, double glazing, electricity and mains drainage.

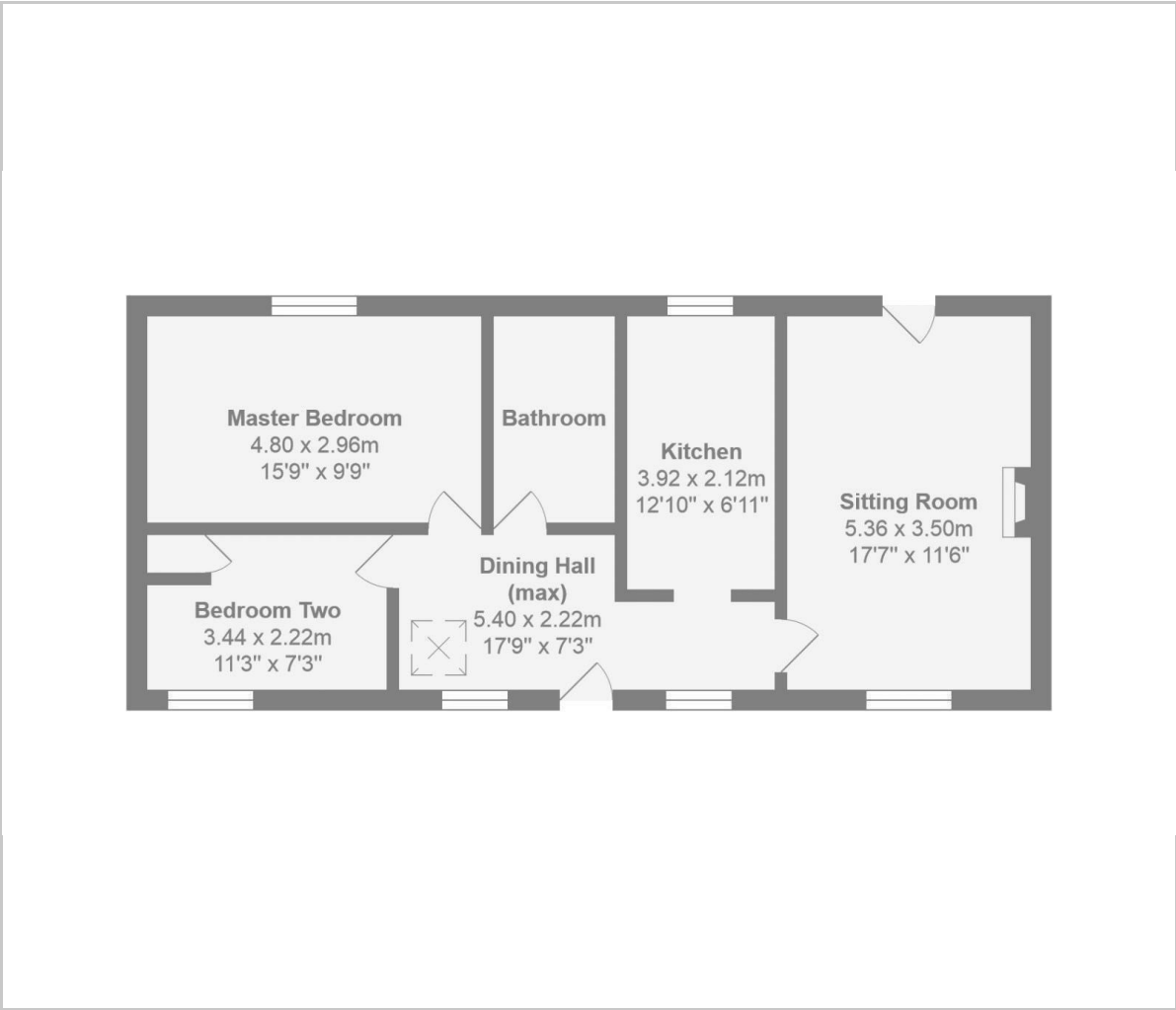
Situated on the edge of The Howardian Hills, Sheriff Hutton is a quintessential Yorkshire village offering idyllic living where neighbours are warm and welcoming and there is always something happening on the doorstep.

Steeped in history, the 14th Century castle built by John Neville later became home to the infamous Richard III. Today the spectacular ruins are the focal point of the village.

A hop skip and a jump away the Highwayman Inn where you will be greeted with a warm welcome, fine food, great beers and wine.



Floor Plan



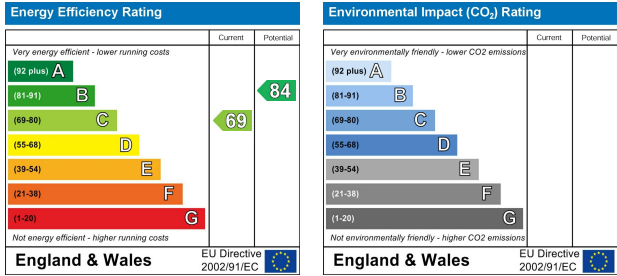
Viewing

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



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