

Property Particulars

Hutton Manor, Moor Lane, Hutton.



- **Exceptional Manor House
Grade 2 Listed Building**
 - **Extensive Grounds**
- **Fabulous Glazed Gable
End Kitchen, Family Room
& Dining**
 - **Formal Lounge**
- **Completely
Sympathetically Restored**
- **Vast Array Of Character &
Quality Finish Throughout**
 - **Fireside Seating Area**
 - **Home Office**

Offers in Excess of £950,000

An exceptionally rare opportunity to purchase a fully restored manor house dating back to 1690, right in the heart of the most desirable location of Hutton Village. As expected this outstanding Grade 2 listed building has character within every inch, whether that is original internal doors, salt store cupboards to the fireplace, stunning timber beams, the features are endless. This wonderful home offers four bedroom, three stylish bathrooms, four reception rooms/areas as well as a useful utility and boot room. To the rear of the property there is a breathtaking extension which forms a glazed and timber gable end overlooking the private grounds and accessing the same with bi-folding doors. The shaker style kitchen is extremely well planned and designed with a large central island offering breakfast bar seating and gorgeous granite working surfaces, a great selection of integrated appliances, and cozy underfloor heating! Within the gable end area is a really comfortable lounge area and from there additional room for formal dining. To top this off whole area off is a fireside sitting area with a contemporary wooden burning stove. The property sits well back within its most impressive frontage with sweeping driveway approach the double link detached garage. This gorgeous home really must be viewed to fully appreciate the size, setting, presentation, history and character of this most unique family home. Outstanding local schools, amenities and bus routes. Viewing strictly by appointment with Marie Holmes Estates.

Entrance Hall -

With a lovely wooden door to front elevation, beautiful parquet flooring, gorgeous wooden frame half ledged light door to lounge

Formal Lounge - 16' 5" x 16' 4" (5.00m x 4.97m)

A beautiful room with cast iron wood burner set within chimney breast with a recessed beam above, beamed ceiling, parquet flooring, ceiling light points, drop latch doors to Inner Hall and Home Office



Home Office - 16' 2" x 9' 10" (4.92m x 2.99m)

Currently utilised as a home office with lots of natural light provided by York sliding sash windows to front and side elevations, beamed ceiling, wall lights and radiator.



Inner Hall -

With a tiled floor, door to boiler room, wall light and stairs to first floor providing access to bedrooms two and three as well as a main bathroom.

First Floor Landing -

With doors off

Bedroom Two - 16' 4" x 15' 1" (4.97m x 4.59m)

A decadent double bedroom with two ceiling lights, two radiators, double glazed window to the front and rear, drop latch door to storage cupboard and opening to en-suite.



En suite -

With a contemporary three piece suite comprising glazed shower area with mains shower, low suite W.C. wash hand basin set on vanity unit, fully tiled, double glazed window.



Bedroom Three - 13' 0" x 7' 0" (3.96m x 2.13m)

A double bedroom with double glazed window, wall lights and radiator.



Family Bathroom -

A stunning three piece suite comprising a double ended free standing slipper bath with a central mixer tap shower attachment, low suite W.C. and great size wash hand basin set on a bespoke vanity unit, stylish panelled elevations, double glazed window to the rear, spot lighting, radiator incorporating heated towel rail.

Ground Floor Accommodation Continued -

To the second half of the ground floor accommodation there is a fireside sitting area, family room, kitchen, lounge and dining, utility and boot room, inner hall to the remaining first floor bedroom and shower room

Fireside Sitting Area - 17' 10" x 12' 6" (5.43m x 3.81m)

A great area with tiled flooring, cast iron wood burner set within Inglenook fire place, lovely stone and timber frame details and salt store cupboard, open to Family Room.



Family Room Kitchen & Dining - 24' 8" x 20' 7" (7.51m x 6.27m)

Wow! a breathtaking family room, dining, kitchen and sitting area, exceptionally well designed and constructed to provide a solid oak timber frame gable end, externally tinted double glazed panels extending to provide a vaulted ceiling with exposed roof trusses and beams, bi-folding doors to each side of the sitting area providing excellent rear garden access perfect for entertaining. There is porcelain tiled flooring with cozy under floor heating, spot lights, ceiling lights and a large sky light window creating great natural light into the kitchen. The kitchen is Shaker style with a great selection of wall, drawer and base units with contrasting granite working surfaces, island unit with breakfast bar, two wine fridges, two electric ovens, induction hob and integrated dishwasher.



Inner Hall & Boot Room - 8' 4" x 6' 11" (2.54m x 2.11m)

With staircase to the remaining first floor accommodation, door to utility and W.C.

Utility & WC - 7' 5" x 6' 10" (2.26m x 2.08m)

With a range of base and wall units, sink unit, double glazed window, plumbed for washer, tiled flooring and W.C.



First Floor Landing -

With access to the master bedroom suite, shower room and bedroom four.

Bedroom One - 16' 7" x 12' 6" (5.05m x 3.81m)

A gorgeous master bedroom suite with a beautifully designed glazed frame window to the rear and side and a vaulted ceiling, wall and ceiling lights, opening to dressing room.



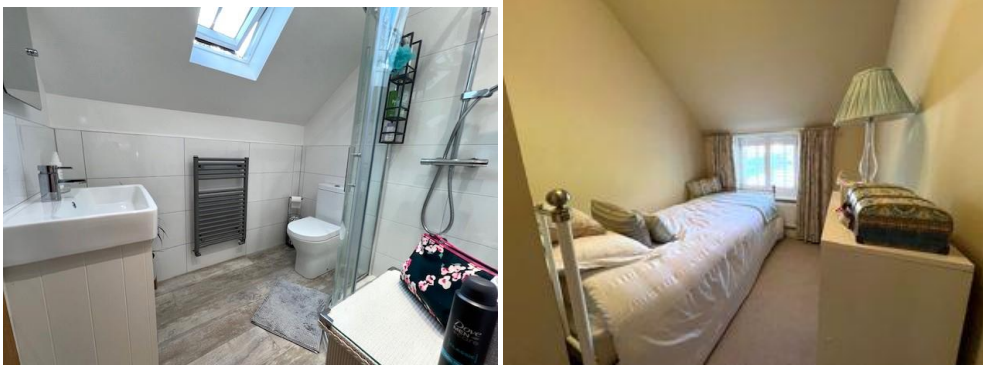
Dressing Room -

With a great selection of bespoke fitted wardrobes and storage for handbags and shoes.



Shower Room -

With a three piece suite comprising glazed shower compartment and being fully tiled, low suite W.C. wash hand basin set on a vanity unit, tiled area to renaming suite, Velux window and heated towel rail.



Bedroom Four - 9' 0" x 7' 1" (2.74m x 2.16m)

With a double glazed window to the front, radiator and ceiling light.

Outside Frontage -

To the front of the property this amazing Grade 2 listed home sits well back with a generous garden frontage with lawn gardens and sweeping driveway providing parking for several vehicles on approach to the detached double garage.



Rear Gardens -

To the rear is a raised lawn garden with wooden sleeper style edging, shrubs, plants and trees and a lovely side patio area where the lawn garden extends and there is a personal door accessing the garage.

Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm