

# SUTTON STABLES

Sutton under Whitestonecliffe, North Yorkshire





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SUTTON UNDER WHITESTONECLIFFE, NORTH YORKSHIRE, YO7 2PU

Thirsk 4 miles, Northallerton 12 miles, Leeds Bradford Airport 39 miles

A SUPERB 4 BEDROOM EQUESTRIAN PROPERTY ON AN ELEVATED PLOT WITH ARGUABLY SOME OF THE BEST VIEWS IN YORKSHIRE.

SET AMONGST SUPERB GRAZING LAND, STABLES, MENAGE, OUTBUILDINGS AND DELIGHTFUL GARDENS.

## Accommodation

Living room • Garden room • Dining kitchen • Sitting room  
Dining room/bedroom • Principal bedroom with ensuite  
2 further bedrooms • House bathroom

## Externally

Gardens with stunning views • Driveway with parking for a number of vehicles including horse trailers • Seven stables • Two large stores • Menage  
Main plot 6.96 acres • Additional grazing 5.88 acres  
In all around 12.84 acres



**GSC GRAYS**  
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### Situation and Amenities

Sutton Stables is positioned on the outskirts of the pretty village of Sutton under Whitestonecliffe which is situated in a particularly picturesque stretch of undulating North Yorkshire countryside; the chalk escarpment of Sutton Bank, the Hambleton Hills and the Vale of York all being in view. Despite its peaceful rural surroundings and the finest views in England, the property is conveniently close to the A19 which provides direct access to the nearby market towns of Thirsk and Northallerton, also linking to the A1(M) leading to Harrogate and Leeds to the south. The area is home to some excellent public houses and restaurants and there are several noteworthy schools within easy reach including Ripon Grammar, Queen Mary's, Ampleforth College and Yarm.

### The Appeal of our Home – The Owners Insight

What drew me to the property was the stunning view overlooking Sutton Bank and being nestled at the bottom of the North York Moors. The most important consideration for me at that time was having somewhere that were perfect for my horse and the dog. Sadly, neither are with me now but they had the most wonderful life at Sutton.

Whilst it was a huge undertaking renovating the house and the land completely, it really is our family sanctuary. Most summers you will find us barbecuing overlooking Sutton Bank, having previous family time and creating the most wonderful memories. In winter nothing better than sitting by the log burners whilst admiring the spectacular view.

As a family we leave Sutton with the most wonderful memories and our only hope is that whoever buys this truly special property loves it as much as we have over the last 20 years.





### Description

Sutton Stables has been the subject of major refurbishment and updating during the current owner's tenure. Lovingly updated, the vendors have left no stone unturned in the creation of this special home. Perfect for the equestrian family, the home offers diverse 3-4 bedroom accommodation which could easily be extended and reconfigured should prospective purchasers wish. The views over towards Sutton Bank are breathtaking and the property has been updated taking these into account. The expansive glazing to the sitting room enables the views to be enjoyed in all weathers, and the position of the property is such that it affords enormous privacy and yet is only a short walk from the centre of the village.

With Seven stables and a refurbished menage, the property is sure to generate much interest and would equally suit those wanting a small training facility or racing yard.

The accommodation which is currently on one level (but could be extended subject to planning) has been fully modernised throughout and accessed via a gravel driveway through timber and wrought iron gates. The home consists of: Lounge, garden room, modern dining kitchen leading to the stunning sitting room, inner hall, dining room/bedroom four, principal bedroom with ensuite, two further bedrooms, house bathroom, rear hall/utility room, shower room.

### Externally

The residential element is accessed via ornate timber and wrought iron, electric, double gates. These lead to a driveway providing off street parking for several vehicles. There is an additional entrance a short distance along the road.

Smart timber gates lead to the equestrian area where there is a large area for parking numerous vehicles. Equestrians are sure to be impressed by the facilities that Sutton Stables has to offer. With menage, seven stables, two stores and extensive grazing available adjacent to the home.

There is an additional field of 5.88 acres across the road from the property. This is on a slight incline and along with providing additional grazing, it would be perfect for fitness work as a short gallop for trainers.

There are formal gardens to three sides and a superb sun terrace which enables the owners to enjoy entertaining whilst admiring the stunning backdrop of Sutton Bank in the distance.

### Services

Mains Water and Electricity are connected to the property. The property has oil fired central heating. Drainage is via a soakaway and the vendors have a regulations compliance certification.

There are mains water troughs to each field and mains water and electricity to each stable block.



### Rights of way, wayleaves and easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

### Local Authority

Hambleton Council Band E

### EPC

EPC Rating D

### Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

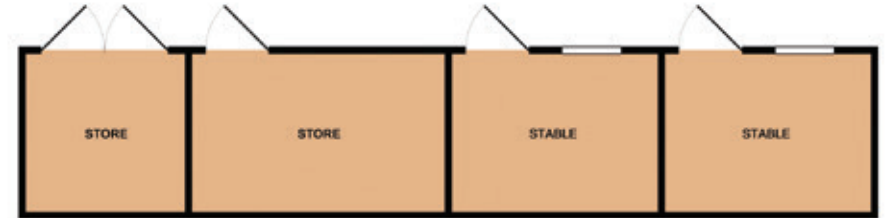
### what3words

Curly.extremely.material

### Viewing

Strictly by appointment with GSC Grays 01423 590500





TOTAL APPROX. FLOOR AREA EXCLUDING STABLES & STORES 1606 SQ.FT. (149.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2024

Photographs taken: May 2024

