



SUTTON FARM, ALDBOROUGH
Aldbrough,



SUTTON FARM ALDBOROUGH

YO51 9ER

Positioned in the centre of the highly sought-after village of Aldborough, Sutton Farm is a Grade II listed farmhouse believed to date back to the 1700's that is being sold for the first time in living memory. In need of updating throughout this property offers a unique opportunity to own a piece of history and restore the beauty of this special home.

ACCOMMODATION

Grade II Listed Farmhouse
First time on the open market

In need of complete refurbishment

Central position in the sought after village of Aldborough

Barn to the side which could be encompassed into the main house

Period features throughout

Currently three bedrooms but scope to reconfigure subject to listed building consent deal for those wanting a project



GSC GRAYS

PROPERTY • ESTATES • LAND

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Description

Dating back to the 1700's Sutton Farm is to be marketed for the first time in living memory. Grade II listed, the property is full of character and original features, but is now in need of total refurbishment throughout and this has been factored into the pricing. Currently offering three bedrooms and three reception rooms the property has an adjacent barn that could be encompassed into the main dwelling subject to listed building consent.

Briefly comprising:

To the ground floor: Entrance vestibule, lounge, sitting room, dining room, kitchen, bathroom and study.

To the first floor: Linear landing giving access to three bedrooms

Outside

The property has a right of access over the driveway to the side of the house. There is a garden area to the rear which the adjoining land owners have a small right of access over to the rear buildings (see agents note) There is scope to landscape the garden area to create a larger usable space and an additional area where there is off street parking for two vehicles.





Situation and Amenities

The property is positioned centrally in the sought after village of Aldborough. A historical village with Roman origins with large village green at the centre and maypole. Aldborough has a popular public house, church, village hall and tennis club and is a short distance from the wide and varied amenities in Boroughbridge. Local schools can be found in the nearby village of Marton cum Grafton and in Boroughbridge. Easily accessible to the A1 and the motorway network beyond, the property is perfect for those needing to commute.

Tenure

Freehold with vacant possession

Local Authority and Council Tax Band

North Yorkshire Band E

Services and Other Information

All mains services are supplied to the property



Particulars and Photographs

The details were written and photographs taken July 2024

Viewings

Strictly by appointment with GSC Grays

What3Words

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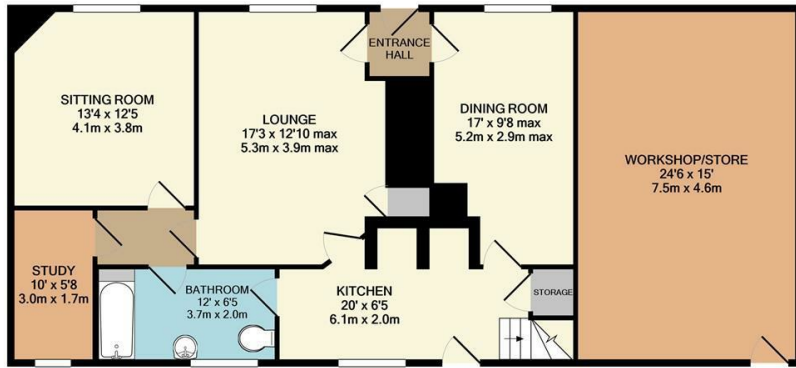
Agents Note

We are advised by the vendor that there is a right of access over the rear of the property for Aldborough Estate which remains until 14th May 2025.

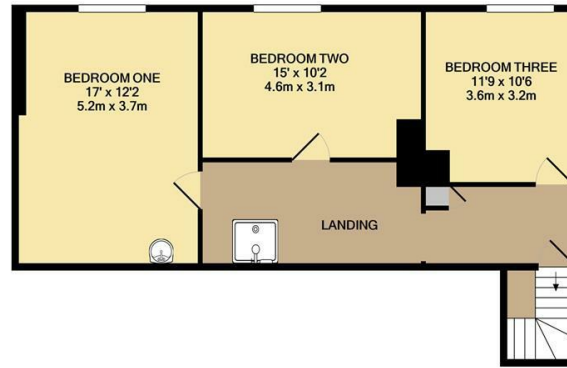
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GROUND FLOOR
APPROX. FLOOR
AREA 1211 SQ.FT.
(112.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 672 SQ.FT.
(62.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 1882 SQ.FT. (174.9 SQ.M.)
EXCLUDING WORKSHOP/STORE 1515 SQ.FT. (140.7 SQ.M.)

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