



SUTTON UPON DERWENT, YORK YO41

OFFERS OVER £350,000





# A character cottage, with a pretty garden, backing onto open countryside and providing a rare opportunity to live within a prime village near York.

This is a beautiful and welcoming home which is filled with character and offers a tremendous opportunity to live within a highly sought-after village. The property has fantastic accommodation of about 1385sqft in total and is perfectly enhanced for modern living, being situated on the edge of open countryside. This is an accessible location, with easy access to the amenities the nearby popular town of Pocklington has to offer, together with a regular bus service to York.

This desirable property has perfect accommodation, and it benefits from being naturally light throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of the village centre. The house benefits from beautiful reception space, three bedrooms and a garage/workshop.



**Tenure**  
Freehold

**Local Authority**  
East Riding of Yorkshire

**Council Tax Band**  
Band C

**EPC Rating**  
Band D

















## Property Description.

The reception space is especially appealing and offers an ideal place for family life and entertaining. The dual aspect sitting room has double doors leading directly into the pretty garden and with a lovely ceiling height, the room feels naturally light. A double-sided woodburning stove is perfectly positioned between the sitting room and dining room and provides a focal point for each.

The adjacent semi-open dining room offers ideal space for formal entertaining and family dining. There is a useful storage cupboard in the dining room and it benefits from the same attractive ceiling height as the sitting room. The kitchen is located opposite and has an excellent range of wall and base units, a five-ring gas hob, plumbing for a dishwasher, an integrated grill and oven and a porcelain sink. The kitchen backs onto open countryside where uninterrupted views over open countryside can be enjoyed. A half-opening stable door leads into a boot room which has a woodburning stove, a tiled floor, and a door into the garden. This space has the potential and flexibility for other uses such as a further entertaining area or family room.

A utility room has further wall and base units, the boiler, and plumbing for a washing machine.

There are three double bedrooms, and the family bathroom benefits from modern white fittings, a bath, a separate shower with a rainfall showerhead, and two heated towel rails.

There is parking by the front door and a further parking area by the garage/workshop which is accessed from the street through an electric vehicle gate. The garage and workshop provide superb potential for a variety of uses, it has a vehicle and pedestrian door, concrete floor, electricity, and ample space. The property has attractive proportions and offers a sociable space where the views onto the beautiful garden and fields can be enjoyed.





## Outside.

There is parking by the front door and a further parking area by the garage/workshop which is accessed from the street through an electric vehicle gate. The garage and workshop provide superb potential for a variety of uses, it has a vehicle and pedestrian door, concrete floor, electricity, and ample space. The enclosed garden has lawn, a patio, a shed with an attractive wildlife roof and it is adjacent to the rear fields. The garden captures sun from all aspects making it ideal for enjoying throughout the day.

## Services.

Mains services are installed. Gas fired central heating.

## Directions.

Postcode – YO41 4BT

For a precise location, please use the [What3words App](#)///polygraph.married.vertical





## Location.

Sutton on Derwent is a highly desirable and un-spoilt village, close to historic York and the pretty market town of Pocklington. The village has St Michael's Church and a popular pub, the St Vincents Arms, a village hall with a Post Office service four days a week, renowned tennis club, cricket club and primary school. There is a playing field and playground, a mobile library service and beautiful walks to enjoy together with the Lower Derwent Valley National Nature Reserve. The nearby village of Elvington has a village shop and a doctors' surgery.

Nearby Melbourne also has a popular primary school, a well-liked pub The Melbourne Arms, play park with playing fields, tennis court, cricket and football field, bowling club, village hall and post office. There are beautiful walks along Pocklington Canal which runs parallel to Main Street. The Pocklington Canal Amenity Society runs boat trips along part of the Canal from Melbourne. Walks along the Canal eastwards lead back towards Pocklington and Canal Head.

Allerthorpe Common is a nature reserve and site of special scientific interest. It is a popular wood and common for walking, wildlife, and conservation. Allerthorpe Golf and Country Park, a 9-hole golf course, driving range, with bar and restaurant. A few minutes away from here is the Allerthorpe Lakeland Park, set in 53 acres this is a watersport and lakeland park, with lakeside and woodland walks, café, and children's play area.





## Location.

Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to cinema, music, comedy, and theatre productions.

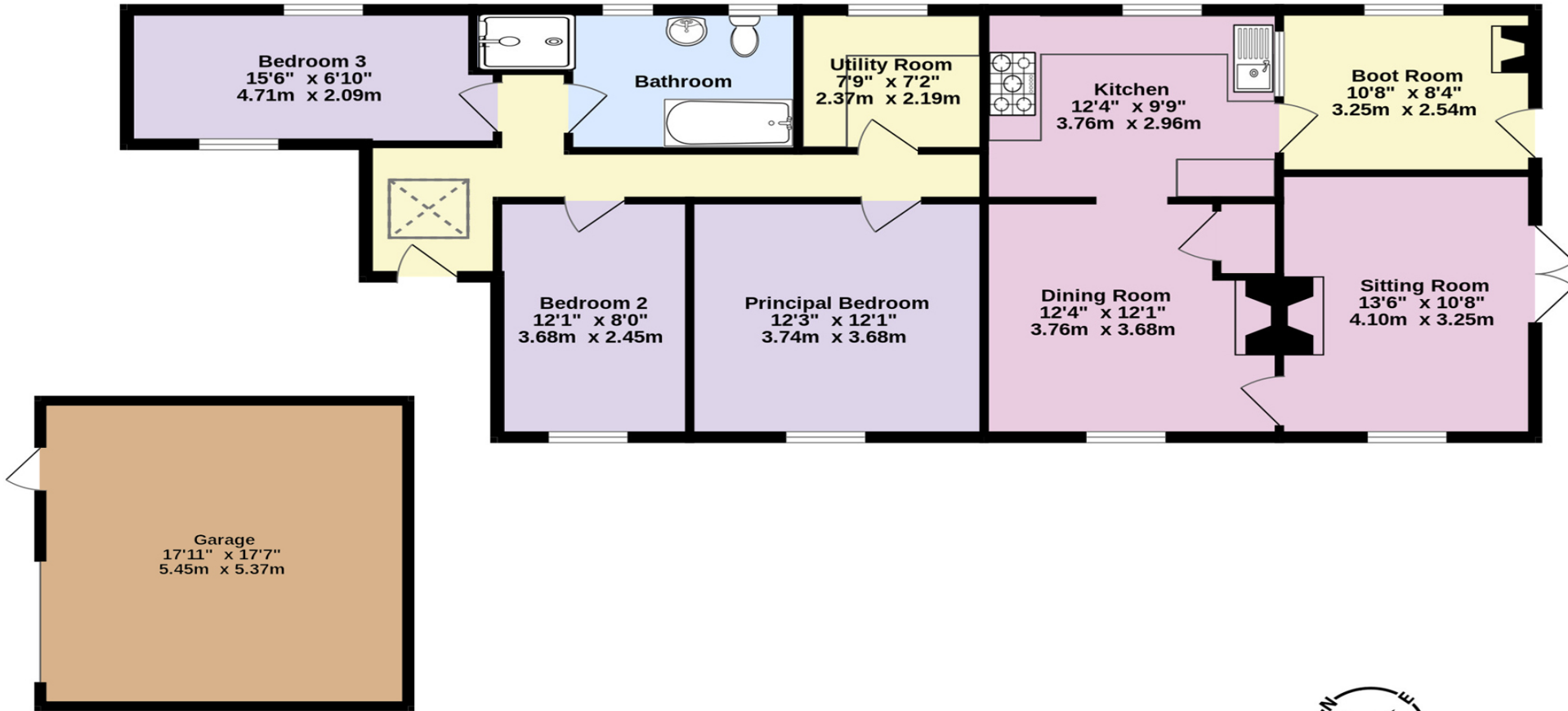
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.





**GROUND FLOOR**  
1385 sq.ft. (128.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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**PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 70 MARKET STREET, POCKLINGTON, YO42 2AB**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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