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CHARTERED SURVEYORS



WEST WOOD HOUSE • SUTTON ON DERWENT • YORK





WEST WOOD HOUSE

Main Street, Sutton on Derwent,
York YO41 4BT

Pocklington 7 miles • York 9 miles
Howden/M62 13 miles • Leeds 32 miles

Exceptional seventeenth century country house with separate cottage and office, gardens and land in a superb village near York

Entrance and staircase hall • 3 reception rooms • family room • kitchen • breakfast room • cloakroom wc • 4 bedrooms
3 bathrooms

Cottage: reception room • kitchen
2 bedrooms • 2 bathrooms

Office block with kitchen and wc

Double garage • single garage • 2 garden sheds • mature gardens and grounds

In all some 2.7 acres

For Sale Freehold



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West Wood House is a former farmhouse believed to date from the 1680s although some of the roof timbers date from earlier ship timbers. Once part of the surrounding estate owned by Earl St Vincent, the property became privately owned in 1947. Whilst it has been sympathetically renovated and updated with luxurious fixtures and fittings, this superb family home still retains its original character and provides ideal accommodation for a family. It is accompanied by a detached cottage, separate office and extensive gardens and grounds.

- Detached, late seventeenth century property, listed Grade II
- Edge of village but very private and not overlooked
- Substantial, principal house of nearly 3000 sq ft
- Scope to extend into the roof space
- High specification fixtures and fittings
- Cottage providing ancillary accommodation/option for holiday letting
- Separate self-contained office with its own kitchen and cloakroom
- Garaging for three cars, generous drive and parking
- Popular village with many amenities
- Convenient for commuting and good access to the motorway and rail networks

West Wood House is built of clamp bricks and is rich in architectural detail; there are impressive, exposed beams and brickwork, original cupboard doors, internal doors with ironmongery intact, fireplaces on both floors and a fine antique cast iron kitchen range from JH Bean & Co of Leeds. The floor layout works particularly well; there is a main staircase and a back staircase with a circular route on both floors permitting no redundant rooms. This is a well-functioning and comfortable family house with double glazed, wooden casement windows throughout.

The kitchen breakfast room has engineered flooring, a range cooker, integrated Bosch appliances, granite worktops, original meat hooks still in place within the heavy oak beams and room to accommodate a six-seater table. What was once the old dairy is now a family room with French doors opening west onto a circular terrace, ideal for al fresco dining. Off the inner hall, the cloakroom was formerly the tack room. The two formal reception rooms are steeped in character; there are fireplaces with cast iron fire grates, exposed beams, mellow old cupboards and panelled doors.

The library/snug has French doors that open onto the south facing garden terrace. Upstairs the three double bedrooms face the front enjoying south facing light with the three bathrooms and fourth double bedroom situated at the rear.

The large principal bedroom has an en suite shower room which also connects via a door to the family bathroom with freestanding bath and shower cubicle. The accommodation is versatile and there is further scope for development into the generous roof space on the second floor.

Outside

A gravel drive leads off Main Street through double five-bar timber gates set in a hawthorn hedge passing productive fruit trees to a parking area in front of the house. It continues to the cottage, office, garaging and beyond to an additional parking and turning area. The gardens and grounds are extensive, sitting predominantly to the south and west of the house.

The formal garden has curving lawns and is abundantly stocked with perennial favourites and specimen plants and is screened from the village road by a deep border of mature trees and shrubs; there is a Handkerchief Tree, a Northern Red Oak, two Turners Oak trees and Himalayan Birches near the Buddleia Walk. Behind the house is a 'football' field/grass paddock lined with lime trees.

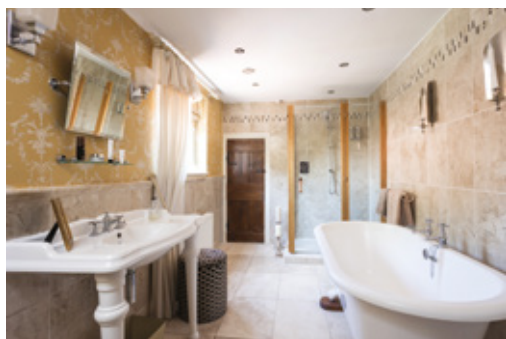
A band of English woodland descends gently down to the ings land that borders the river Derwent; here are lime, willow, birch, beech, oak, alder and rowan trees. The whole totals some 2.7 acres.

Additional accommodation

There are two detached, double-storey buildings, both brick-built with pantile roofs. The first was converted in 1986 to a pottery studio and later developed into a cottage with its own garden patio and parking area (now successfully run as a holiday let) and an integral double garage with power and plumbing. The second building was newly built in 2008 and provides a superb, fitted office into the vaulted roof space with a kitchen and cloakroom below. Here also is an additional integral single garage. At the edge of the field/paddock are two timber garden stores.

Environs

Sutton on Derwent is a thriving and popular village that lies some nine miles south east of York. It has excellent local amenities including the highly regarded public house St Vincent Arms, a post office, village hall, tennis club and primary school. Neighbouring Elvington has a village shop and doctors' surgery. York and Howden railway stations both offer a mainline service direct to London Kings Cross and the village is just a short drive from the A64 providing direct access to Leeds, the M1 and A1M as well as the Yorkshire Wolds and coast. From the market town of Howden, there is rapid access to the M62 and M18 southwards. Queen Margaret's and Pocklington schools are both 15 minutes' drive away and further excellent schooling can be found in the City of York.



West Wood House, Main Street, Sutton on Derwent, York YO41 4BT

Approximate Gross Internal Floor Area Main House - 2938 SQ FT / 272.97 SQ M

The Barn - 1017 SQ FT / 94.47 SQ M - (Excluding Garage)

Office - 523 SQ FT / 48.57 SQ M - (Excluding Garage)

Total - 5013 SQ FT / 465.77 SQ M - (Including Garages)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Tenure: Freehold

EPC Rating: Exempt – listed Grade II

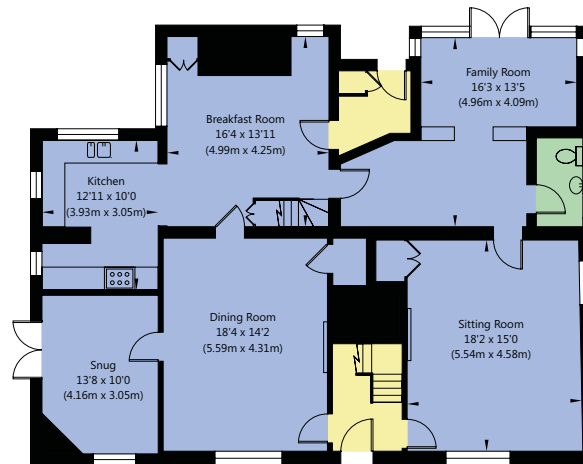
Services & Systems: Gas, electricity, water and drainage. Gas central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

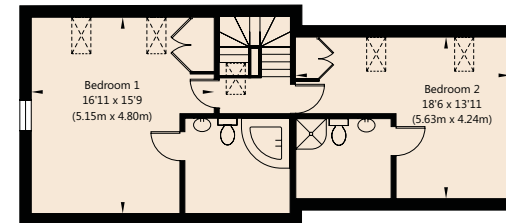
Viewing: Strictly by appointment

Local Authority: East Riding of Yorkshire Council 01482 393939
www.eastriding.gov.uk

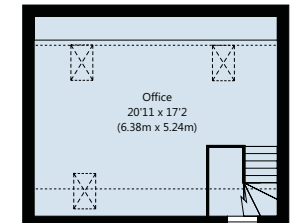
Directions: Coming from York on the B1228, drive all the way through the village of Sutton-on-Derwent, keeping on Main Street. On the right hand side just beyond a layby, opposite a red post box and message board and before the road bears to the left is West Wood House identified by white painted wooden gates



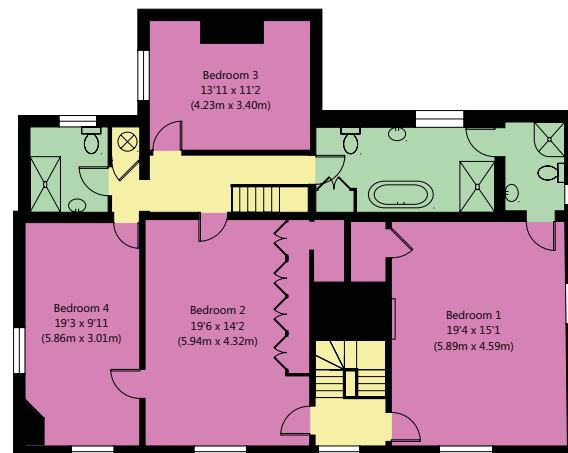
Main House Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1535 SQ FT / 142.62 SQ M



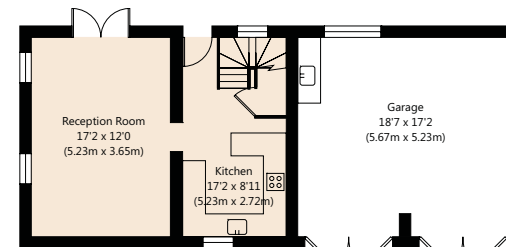
The Barn First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 640 SQ FT / 59.48 SQ M



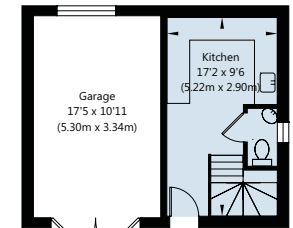
Office First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 360 SQ FT / 33.43 SQ M



Main House First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1403 SQ FT / 130.35 SQ M



The Barn Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 377 SQ FT / 34.99 SQ M



Office Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 163 SQ FT / 15.14 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA

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City

Country

Coast

