

Blenkin

& Co

CHARTERED SURVEYORS



THE BRAMLEYS · SUTTON ON DERWENT · YORK



# THE BRAMLEYS

Sutton Farm, Sutton on Derwent,  
York YO41 4BU

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

**Newbuild barn conversion in a rural location just outside this most sought-after village near York**

Entrance and staircase hall · cloakroom  
wc · sitting room · kitchen dining room ·  
utility room · principal bedroom suite  
with dressing room and bathroom ·  
galleried area · 2 further bedroom suites

Drive · parking · gardens

**For Sale Freehold**

Converted from a traditional barn of imposing proportions and scale, this outstanding three-bedroom house features light and open living accommodation with wonderful parkland views. The 25 ft kitchen/dining room is able to accommodate a family-sized dining table and seating area. It includes a bespoke kitchen with a central island unit, electric Rangemaster oven and bifold doors opening on either side to paved terraces, orientated to catch the morning and afternoon/evening sunshine; alongside is a separate utility room. The fixtures, fittings and all hardware within the property are high specification and there is a handmade oak staircase as well as underfloor heating fitted throughout the ground floor. The double aspect sitting room has a log burning stove.

- Nearly 2400 sq ft of versatile accommodation
- Double height living space with plentiful natural light
- Three bedroom suites
- Just completed and ready for occupation
- Rural location with parkland views
- Just outside a popular village with many amenities
- Convenient for commuting and good access to the motorway and rail networks

## Outside

The long drive meets the property at the rear providing ample parking for six cars and with provision for an EV charging point. There are paved garden terraces on the east and west of the house, providing ideal outside space for al fresco dining. A private and enclosed area of lawn with far-reaching views east across parkland.

## Environs

This boutique development comprises four barn conversions, each one bespoke and individual. They sit in a peaceful, rural location, south of the village. 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.

**Tenure:** Freehold

**Services & Systems:** Mains electricity and water. Electric central heating. Private drainage.

**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

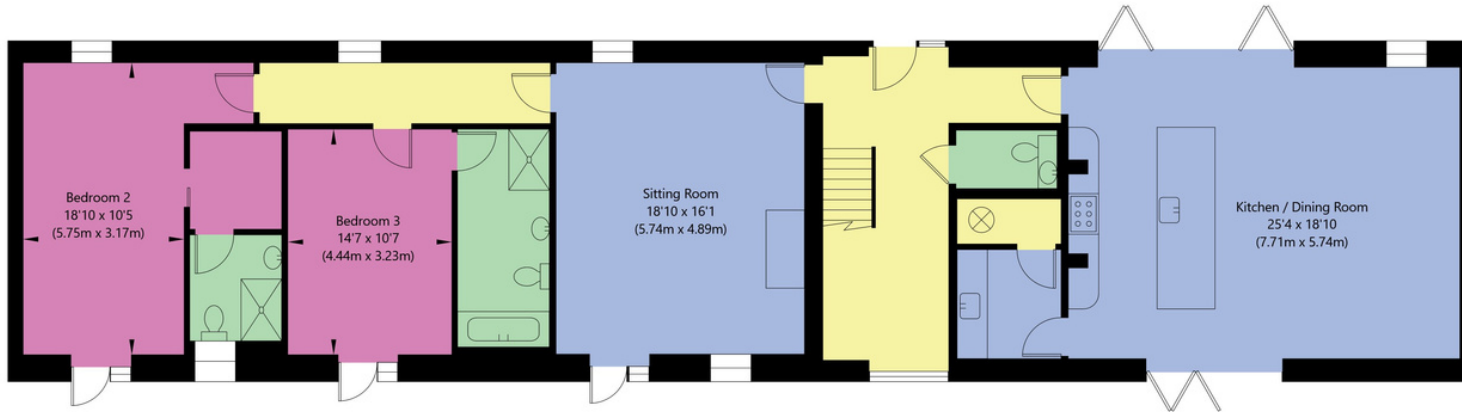
**Local Authority:** North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

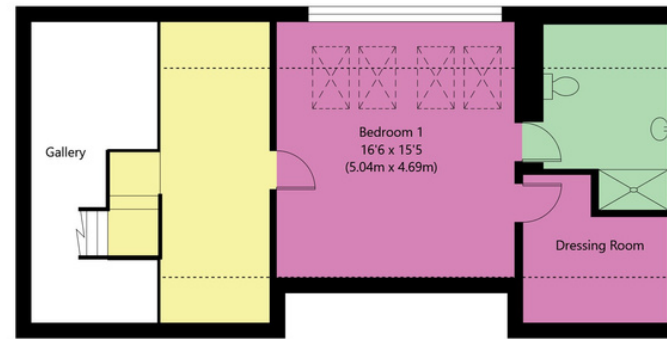
**Directions:** Coming from York on the B1228, drive all the way through the village of Sutton-on-Derwent, keeping on Main Street. Take Southwood Road on the right hand side and follow it round to the right. Take another right hand turn to Sutton Hall.



The Bramleys, Sutton Farm, York, YO41 4BU



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1783 SQ FT / 165.62 SQ M



First Floor - (Excluding Gallery)  
GROSS INTERNAL FLOOR AREA  
APPROX. 613 SQ FT / 56.92 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2396 SQ FT / 222.54 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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City

Country

Coast