

Blenkin

& Co

CHARTERED SURVEYORS



BROWN MOOR FARM • SUTTON ON THE FOREST • YORK





BROWN MOOR FARM

Well Lane, Sutton on the Forest,
York YO61 1EF

*Sutton on the Forest 3 miles • Sheriff Hutton
3 miles • Easingwold 7 miles • York 10 miles*

**Superb property near
York comprising Georgian
farmhouse, outbuildings and
tennis court, all surrounded by
delightful gardens**

Porch • hallway • sitting room • mezzanine
office • dining room • drawing room
kitchen/breakfast room • utility/boot
room

Principal bedroom suite with bathroom
4 further bedrooms • 2 further bathrooms

Triple car port • agricultural barn with
secure store • workshop • dog run
lean-to greenhouse • polytunnel • tennis
hut/garden room

Landscaped gardens and grounds

In all 1.6 acres

Blenkin
& Co
CHARTERED SURVEYORS

Brown Moor Farm sits discreetly on its own within a large plot, set back from the country road via a long drive. A former farmhouse, it has been extended, renovated and restored with some original fittings replicated to add further character and create an authentic finish. It enjoys a pastoral setting and comes with landscaped gardens, bespoke garaging, significant outbuildings, a superb tennis court and adjacent tennis hut/garden room – it is the complete package. Having been a much-loved family home, Brown Moor Farm is on the market for the first time in 25 years.

- Detached period family house
- Versatile accommodation of nearly 3800 sq ft
- Energy efficient (EPC rating C)
- Detached, three-bay car port
- Barn, store, workshop
- Tennis court and luxury tennis hut
- Rural location with no near neighbours

- Superb views across pastures to the hills beyond
- Ten miles to York

Brown Moor Farm is a late eighteenth century house constructed of pantile and brick, some of which is ornate. Over recent years the property has been extended and sympathetically renovated; there are fireplaces, oak ceiling beams, sash windows including Yorkshire light sliding sash windows, a polished wooden staircase and stripped antique pine panelled doors with brass knobs. Timber multi-pane sash windows have been fitted along with solid wooden floors, limestone flags, and traditional column radiators to accompany the new boiler. Its rear was re-roofed in 2023 with handmade tiles.

The porch opens to the hallway and sitting room alongside. Here a spiral staircase rises to the 21 ft mezzanine office which is illuminated by heritage skylights. The sitting room is a family space with

floor-to-ceiling windows and two sets of French doors opening south onto the garden terrace with its arbour of Ampleforth Green Oak. At the heart of the house is the inter-connecting kitchen and dining room which extends some 25 ft and has a north/south aspect. The kitchen has a wooden floor, free-standing island, fitted units, integrated appliances, an oil-fired Aga in a recessed hearth, and a ceramic 1½ bowl sink with garden views; adjacent is a wc and separate utility/boot room. The wooden floor continues into the dining area where there is ample space to accommodate a family-sized table; there are two useful cupboards and a closed-off fireplace with ornate tiles. At the far eastern end of the house is a triple aspect drawing room with French doors and recessed arches flanking a fireplace with open fire.

Upstairs, the principal bedroom suite has a large bathroom including a bath, shower and double vanity unit with granite countertop and 16-pane

sash window; the rear provides fine views of the fourteenth century castle at Sheriff Hutton. There are four further bedrooms and two further bathrooms arranged over the upper floors as well as two walk-in storage cupboards. The bedrooms on the second floor rise into the vaulted roof space and have heritage rooflights and eaves storage. A boarded loft space holds the water tank.

Outside

From the country road, the shared drive extends some half a mile. Extensive gardens and grounds of some 1.6 acres surround Brown Moor Farm and there are two gated access points. The main driveway sweeps in front of the house and car port where there is a generous parking and turning area that passes flowering dogwoods and a copse of trees underplanted with snowdrops. The landscaped gardens are full of variety: there are generous expanses of lawn scattered with well-established trees such as chestnut, oak, walnut and a Liquidambar, renowned for its Autumn colour, interspersed with pathways; to the front is a sheltered and south-facing terrace lined with lavender beds; to the rear is a parterre rose garden with clipped box hedges; a sun-trap garden wall shields a deep herbaceous border; there is a sunken garden with primula border, a pergola adorned with roses and a sculpted archway of yew; alongside the polytunnel is a productive orchard with apple, plum and greengage and a vegetable patch with an asparagus bed. The grounds extend on the northern boundary incorporating a wildlife pond watched over by a copse of trees and a perennial wildflower meadow. The whole is surrounded by a high mixed hedge and enjoys a pastoral setting with medieval ridge and furrow land on the north just beyond the river Foss, and rising hills beyond. The outlook is enjoyed by every window on the rear elevation.



Outbuildings

The traditional, all-purpose agricultural barn is accessed from the main drive and has a secure room within. Attached to the barn is the workshop, nearly 50 ft in length, with insulation, heating and light. Alongside the barn is a dog run and a lean-to Robinsons greenhouse with fruit-bearing peach and nectarine trees. The barn roof supports PV and solar hot water panels. The current owners advise that the PV panels have been generating £4,000 tax free income annually and providing free electricity when the sun shines.

The detached three-bay car port with a pitched roof includes a wood store area.

The tennis court was resurfaced in 2017 with Lano synthetic grass and has LED lights to LTA specifications. Overlooking the court is an oak-framed tennis hut/garden room constructed in 2017. It is elevated above the meadow with a balconied area, floor-to-ceiling picture windows on two sides and a wood-burning stove, and has power and light.

Environs

The property lies midway between Sheriff Hutton and Sutton on the Forest, just within the parish of the latter. The villages together lie north of York and offer a wide range of amenities. Sutton on the Forest is a well-tended and unspoiled village that has long been a favourite. It has a thriving community hall, a restaurant, an 'Ofsted good' primary school, church and bus service to York. In addition, Sheriff Hutton has a post office/general store, garage, a public house and Quarmbys, a superb coffee house/deli. Terrington Preparatory School lies some fifteen minutes' drive away and the independent schools in York can be reached within half an hour. York railway station has a mainline railway service offering regular services to to Edinburgh, Manchester and to London Kings Cross in under two hours.



Connections to York ring road provide rapid access to the retail shopping parks as well as to the A64, A1M and beyond.

Brown Moor Farm, Well Lane, Sutton on the Forest, York YO61 1EF

Approximate Gross Internal Floor Area 3793 SQ FT / 352.4 SQ M - (Excluding Gallery, Barn, Workshop, & Car Port)

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: C

Services & Systems: Mains water, electricity and private drainage. Oil central heating. Solar panels for heating and hot water with feed-in tariff. 'Good coverage' 4g broadband with aerial facing the Stillington phone mast.

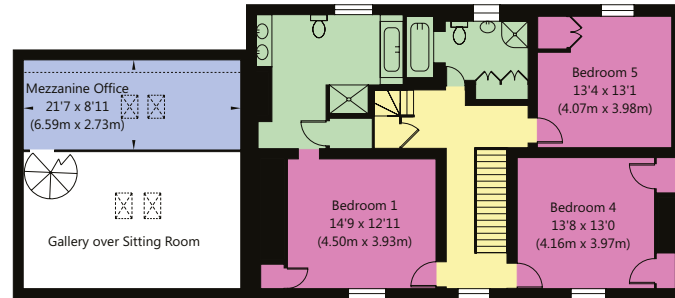
Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

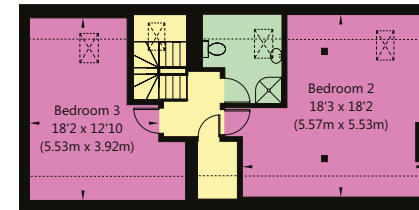
Local Authority: North Yorkshire Council www.northyorks.gov.uk

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.

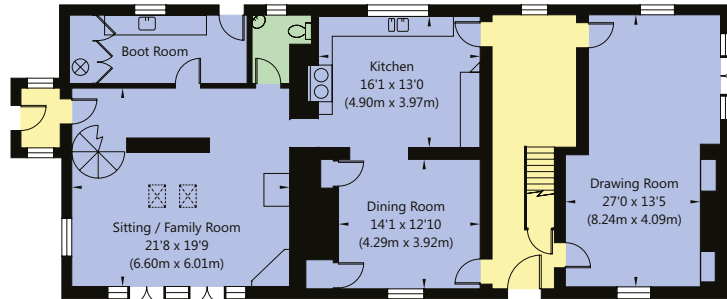
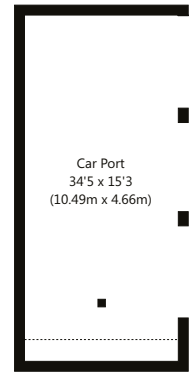
Directions: From Sheriff Hutton Bridge head west from Sheriff Hutton Road, take the farm drive on the right hand side that lies alongside Fridlington Farm office. Continue northwards along the drive to the first junction. Brown Moor Farm is identified on the left hand side. Continue to the private gates of the Farm.



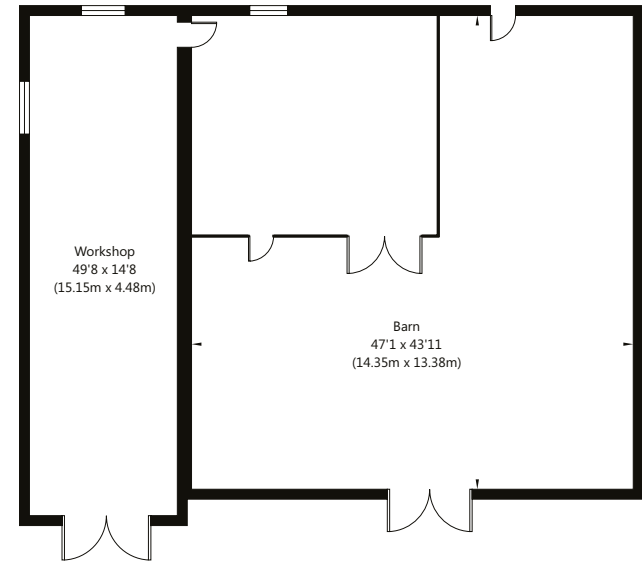
First Floor - (Excluding Gallery)
GROSS INTERNAL FLOOR AREA
APPROX. 1307 SQ FT / 121.42 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 718 SQ FT / 66.75 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1768 SQ FT / 164.23 SQ M



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs:** 2021, September & November 2023. **Particulars and showreel:** November 2023. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	89



City

Country

Coast