

Blenkin

& Co

ESTABLISHED 1992



SCHIMMEL HOUSE • SUTTON ON THE FOREST • YORK



Blenkin
& Co
ESTABLISHED 1992

 OnTheMarket.com

PRS Property Redress Scheme



Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com



SCHIMMEL HOUSE

York Road, Sutton on the Forest, York
YO61 1DZ

*Stillington 2 miles • Easingwold 6 miles
York ring road/A1237 6 miles • York 9 miles
A1(M) 21 miles*

Substantial detached bespoke-built house surrounded by its gardens and situated on the edge of this lovely village, convenient for York

Entrance and staircase hall • cloakroom/wc • 3 reception rooms • kitchen/breakfast/family room • pantry • utility room • study

Gym/leisure suite

Principal bedroom suite with dressing room and bathroom • 5 further double bedrooms • 3 further bathrooms • second floor home office

Integral triple car garage with games room over • driveway parking

Additional land available by separate negotiation

In all some 0.77 acres

For Sale Freehold

Schimmel House is a modern detached house that sits in the middle of its gardens with a fine outlook over open countryside. Designed and built some nine years ago, its name means 'dapple-grey horse' in honour of German grandparents who once owned the land. This bespoke-built family house offers extensive and versatile accommodation that would lend itself to generational living as well as running a business from home. Constructed to modern building standards and highly energy efficient, Schimmel House would now benefit from some cosmetic decoration and is offered for sale with no onward chain.

- Detached family house on the outskirts of a sought-after village
- Versatile internal space totalling 4871 sq ft
- Gym/leisure wing
- 30ft games room above the triple garage
- Powered by green energy and very energy efficient (EPC rating B)
- Surrounded by generous gardens with superb open views
- Private and enclosed garden behind electric gates
- Walking distance of local village amenities
- Easy access to York private schools and city centre
- Vacant – no onward chain

Schimmel house was constructed to a high specification in 2015 as demonstrated by the double height hallway space with galleried landing, floor-to-ceiling anthracite grey aluminium picture windows, travertine and engineered wood flooring, and contemporary fitted kitchen and bathrooms. The house is orientated southwards and designed to maximise natural light through full-height windows, multiple rooflights, and bifold doors

that open onto the garden. The ground floor living space is generously sized, ideal for entertaining, and the open plan kitchen/breakfast/family room is at the heart of the home, double aspect with doors connecting directly to the garden. The superb modern kitchen has an island unit with a boiling water tap and breakfast bar with a lovely outlook and is fully-equipped with Neff integrated appliances including a wine/beer fridge, Quartz worktops and a gas hob. There is a fitted study on the ground floor as well as a home office on the second floor with fitted shelving, illuminated by four rooflights. The custom designed gym/leisure wing is self-contained and has a separate WC; it lends itself well to working from home. The games room above the garage is accessed via an external granary steps and provides additional, separate living and entertaining space.

The principal bedroom suite comes with a south facing bedroom with Juliet balcony, fitted dressing room and four-piece bathroom. There are four further double bedrooms and a house bathroom on the upper floors, and a useful ground floor bedroom suite with west facing outlook.

Outside

Set back from the road and accessed via electric gates, the gravel drive sweeps in front of the triple garage and provides ample driveway parking for a number of cars. The property is enclosed and has gardens to all sides, predominantly laid to lawn. This a family-sized garden, ideal for active children. Beyond the post and rail fenced boundary lies open field.

Environs

Schimmel House is situated on the southern edge of this thriving village. Sutton on the Forest has a community hall, an 'Ofsted good' primary school, a church, Italian restaurant, and tearooms in Sutton Park. There is a range of excellent country walks from the village, a bus service to York and a doctors' practice in the nearby village of Stillington. Terrington Preparatory School is comfortably within reach

and the property lies on the right side of York to access St Peter's and Bootham schools. Beyond lies the city centre and railway station offering mainline services to London Kings Cross, Manchester and Edinburgh. A 15 minute-drive to York ring road provides access to numerous retail options at Clifton Moor, Monks Cross and Vangarde. The A1237/ring road connects to the A64, Leeds and the national motorway network.



Tenure: Freehold

EPC Rating: B

Council Tax Band: F

Services & Systems: Ground source heat pump. Mains electricity and water. LPG gas for the hob. 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.

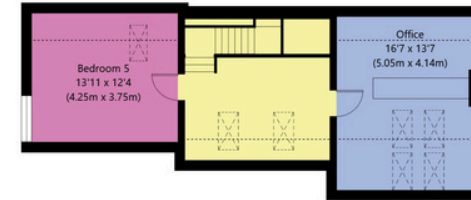
Viewing: Strictly by appointment

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.

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

Directions: what3words
///grabs.trendy.vaulting

Schimmel House, Sutton on the Forest, York YO61 1DZ



First Floor (Above Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 360 SQ FT / 33.45 SQ M

First Floor - (Excluding Void)
GROSS INTERNAL FLOOR AREA
APPROX. 1330 SQ FT / 123.54 SQ M

Energy Efficiency Rating		Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4871 SQ FT / 452.49 SQ M

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

www.exposurepropertymarketing.com © 2024

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, particulars: October 2024



City

Country

Coast