

HUNTERS®

HERE TO GET *you* THERE



Village Farm Court

Newton On Derwent, York, YO41 4DH

£850,000



Council Tax:



Corner cottage Village Farm Court

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£850,000



Material Information

Tenure Type; Freehold
Council Tax Banding; G
EPC Rating: D

Welcome to your dream retreat, set in approximately a third of an acre in the heart of serene countryside living within this sought after village close to the historic city of York. This exquisite 5-bedroom home offers an unparalleled blend of comfort, elegance, and breathtaking natural beauty. Nestled within a picturesque landscape, this property is a haven for those seeking tranquillity and open views.

The welcoming living room is a centrepiece of the home, featuring large windows that flood the space with natural light and showcase panoramic views of the surrounding countryside. A cozy fireplace adds warmth and charm, creating an inviting atmosphere for gatherings and relaxation. Adjacent to the living room is the formal dining room where large windows frame the landscape, providing a captivating backdrop for your meals. The sophisticated ambiance makes every dining experience a special occasion. Bask in the beauty of nature from the sun room, a tranquil space that seamlessly connects indoor and outdoor living. With its expansive windows, this room becomes a sanctuary for enjoying the changing seasons, from the vibrant colours of spring to the cozy warmth of winter. Work from home in style in the dedicated office/study, offering a quiet and focused environment. Whether you're pursuing professional endeavours or need a quiet space for creativity, this office provides a perfect retreat.

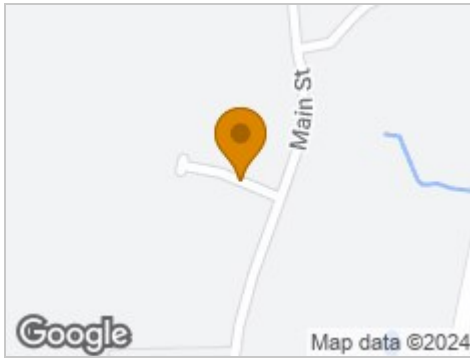
The heart of the home is the breakfast kitchen, designed for both functionality and aesthetics. It features high-quality fitted appliances, shaker style units complemented with co-ordinating worktops, perfect for preparing meals and casual dining. From the kitchen is a useful utility room leading to downstairs cloakroom and integral double garage.

Each of the five double bedrooms is a haven of tranquillity, the rooms are thoughtfully laid out to maximize space and offer a seamless blend of style and functionality. Among these five elegant bedrooms, one boasts a master suite with its own en-suite bathroom. The remaining four double bedrooms maintain a high standard of comfort, with each offering ample storage, and exhilarating views over the landscape. Whether you're seeking a peaceful night's sleep or a cozy spot to unwind with a good book, these bedrooms provide the perfect haven for relaxation. A family bathroom completes the first floor, with an abundance of space and luxury including a stylish corner bath, bidet and separate walk in double shower cubicle.

This 5-bedroom home is a rare gem, inviting you to experience a lifestyle of comfort, luxury, and natural beauty. Don't miss the opportunity to make this stunning property your own retreat in the heart of the countryside!



Road Map



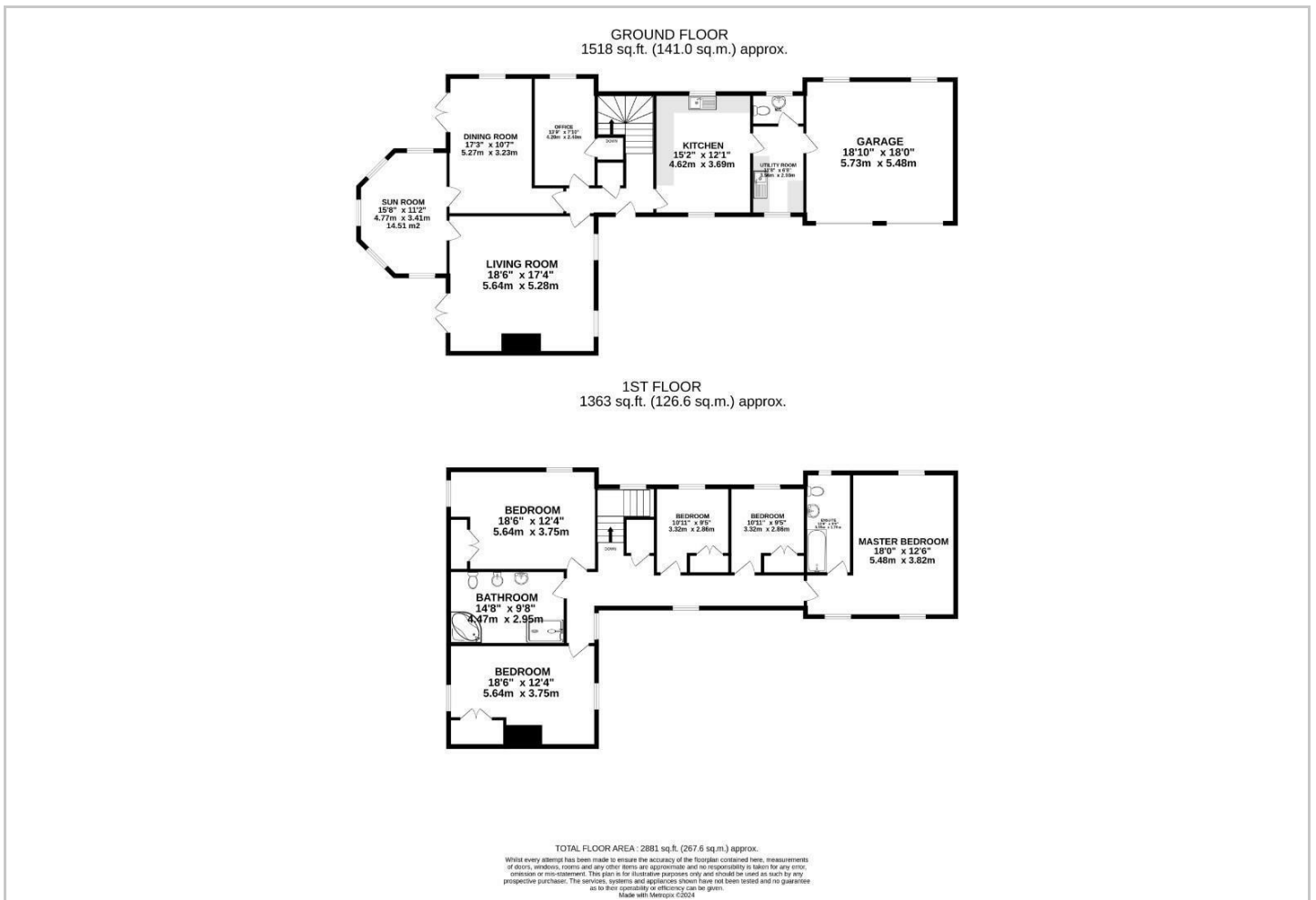
Hybrid Map



Terrain Map



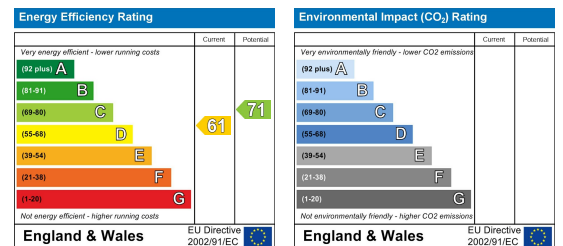
Floor Plan



Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>