



Yew Tree House, The Green, Sheriff Hutton, York YO60 6SB

Stephensons



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Guide Price £599,995

A rare and exciting opportunity to buy a 3 bedroom detached period property (with origins believed to date back as far as the 18th century) standing within glorious grounds of approximately .75 of an acre and proudly positioned on the fringes of the picturesque village green. Yew Tree House is also offered with planning permission for single storey ground floor extension but undoubtedly provides the potential to expand the living space further and convert a range of outbuildings subject to the necessary consents.

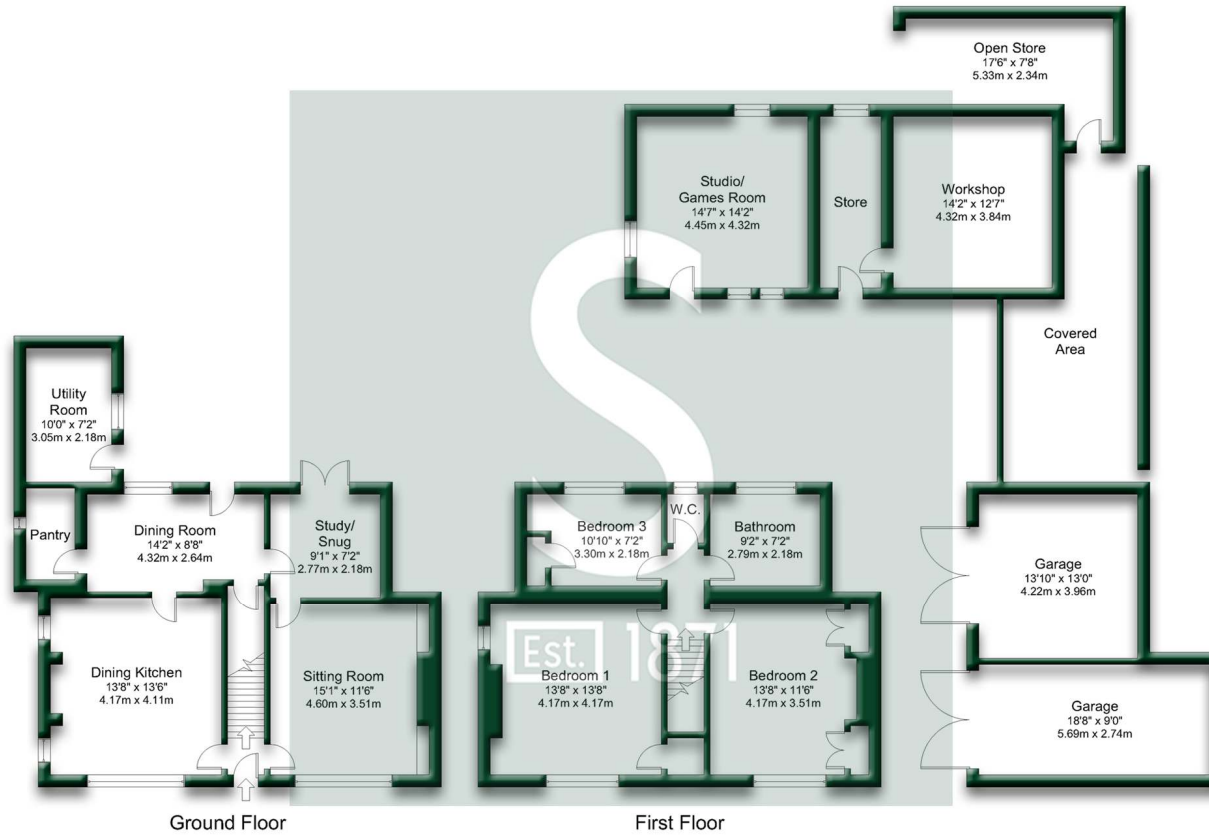
Ryedale District Council - Tax Band E

Viewings via Easingwold Office 01347 821145



The ground floor living accommodation provides a sitting room with wood burning stove, study, formal dining room and a dining kitchen (restyled in 2018) to provide generous storage, oil fired Aga, integrated appliances to include a 5 ring gas hob plus an eye-level double oven and grill complemented by a walk-in pantry off the dining room and an external utility room. The first floor landing leads off into 3 bedrooms (2 with village green views) and a spacious bathroom (restyled in 2018). Other upgrades and improvements that have been made by the current owners since 2018 include electric radiator heating, rewiring and a new pressurised hot water system.

Externally a gated driveway provides parking and access to a range of outbuildings of around 940 sq ft including garages, workshops, stores and studio, all with scope to convert into ancillary accommodation subject to planning approval. The glorious gardens and grounds of Yew Tree House enjoy a good degree of privacy, extend to approximately .75 of an acre and are mainly laid to lawn. Details of the current planning permission in place and a Development Clawback are on page 4.

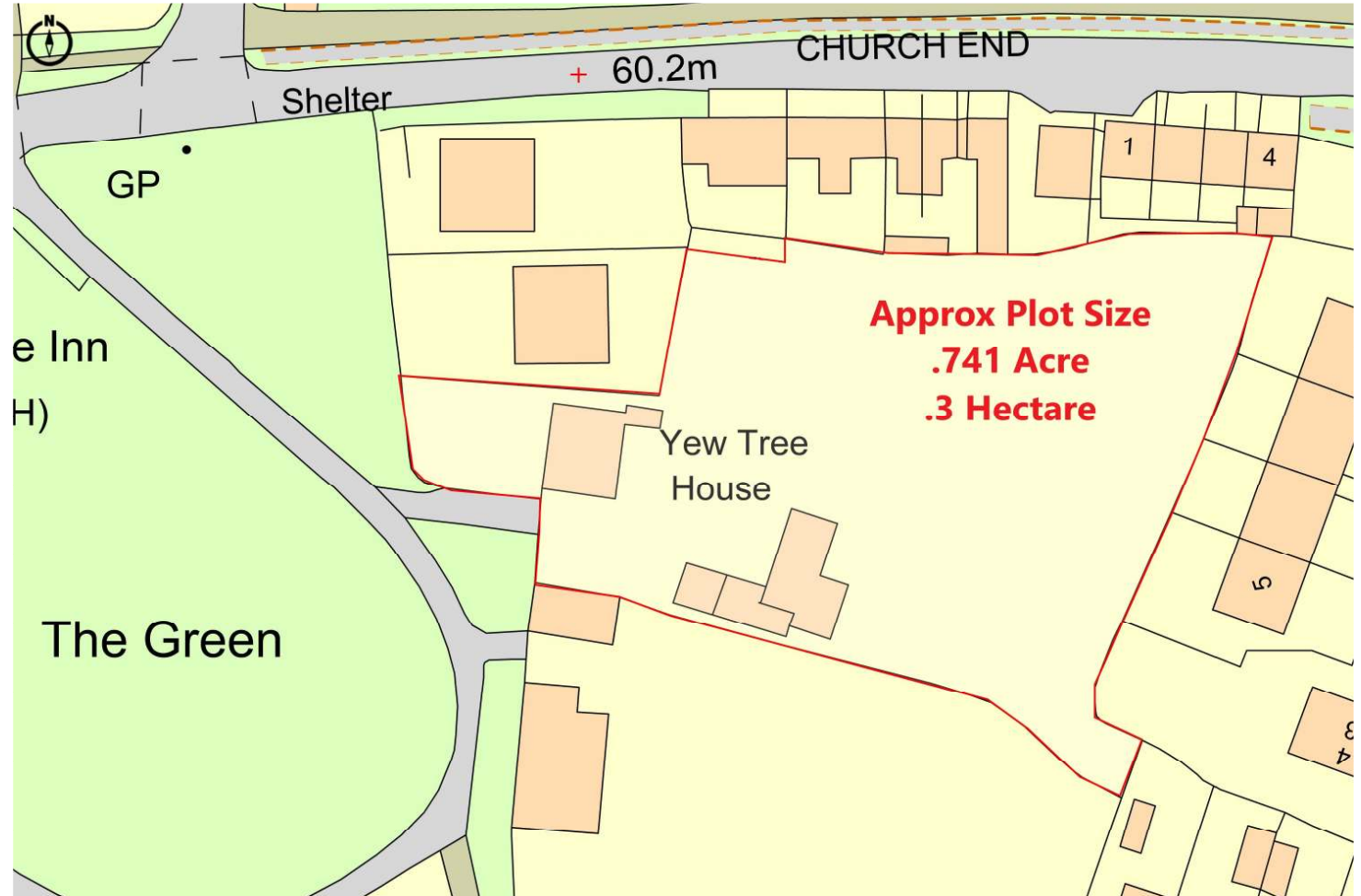


Gross internal floor area for the Main House (approx.): 125.7 sq m (1,353 sq ft)

Not to Scale.

Gross internal floor area for the Outbuilding excluding Covered Area (approx.): 87.3 sq m (940 sq ft) Copyright © Apex Plans.





Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

Development Clawback Deed

The property is subject to an overage provision for 30 years from 2018 should planning be granted for additional residential dwellings within the grounds.

Planning Information

Further details of the approved outline planning approval can be found online within the Planning Public Access pages at www.rydale.gov.uk Ref 18/00927/HOUSE

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