



York Road, Sutton-On-The-Forest, York £875,000

A very exciting Grade II listed former farmhouse with bags of potential and treasuring a wealth of charming features. This inspiring property is situated in the heart of one of North Yorkshire's prettiest villages.



This beautiful Georgian property is a substantial detached family home, offering spacious accommodation, five generous bedrooms and impressive manicured gardens. Having a wealth of period features, the property is full of real olde-worlde charm.



At the forefront of the property is a welcoming entrance hall with hard wood floors and exposed wooden beams, which are carried through the downstairs living spaces. Found to the left of the hallway is the principal reception room having a sash window to the front, bay window with window seat and a stunning feature fireplace with log burner. Double doors lead into the conservatory overlooking the beautiful rear garden. Also to the front of the home is a dining room with feature brick fireplace and an adjacent home office.



One of the many highlights of this property is the charming kitchen, which comprises terracotta floor tiles, exposed wooden beams and a range of cream painted wall and base fitted units, perfectly encapsulating the 'country-farmhouse' style. As the centre of any home, it's so important to have a kitchen that inspires, and this kitchen does just that with the striking feature of an original cast iron range cooker. You can imagine the delicious family meals and cherished memories that have come out of this fantastic kitchen.



Found to the rear of the property and adding a modern touch is the bright garden room extension, having three roof lights and two sets of sliding doors out onto the garden. Hard wood flooring and solid wooden doors ensure that the characterful charm is not lost in this well-designed space, which leads to the property's utility room where there is space for additional appliances. Completing the ground floor accommodation is the downstairs WC.



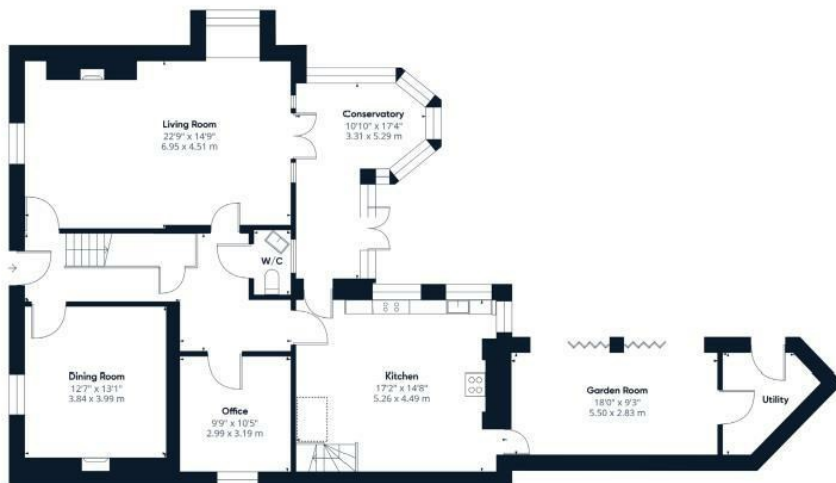
With choice of staircase from either the entrance hallway or the kitchen, the first floor provides spacious accommodation and holds a wealth of character and charm as seen throughout the home. The master bedroom at the rear elevation provides a spacious double room with windows overlooking the garden and an en-suite shower room, comprising a low flush WC, hand wash basin and shower enclosure with handheld shower over.

Three further double bedrooms offer perfect family or guest rooms, all providing spacious accommodation, with decorative feature fireplaces to each. Completing the first-floor space is the large family bathroom, which boasts a freestanding bath, corner shower with rainfall shower over, low flush WC and 'his-and-hers' bathroom sinks.

A brilliant loft conversion offers further accommodation, which presents a perfect guest suite and is sure to impress. The final double bedroom boasts a pitched roof with exposed beams and roof lights, flooding the room with natural sunlight. An en-suite bathroom bestows a freestanding roll top bath, pedestal hand wash basin and low flush WC. Adding the finishing touch to the second floor is a versatile room ideal for a dressing room or store.

Externally, the property continues to make its mark with a pretty lawned front accessed through a classic wrought iron gate, stunning rear garden and off-street parking via a gravelled drive and detached double garage. The beautifully manicured rear garden is mainly laid to lawn and surrounding beds are home to well-established plants, shrubs and trees. A gravel path leads around the garden area and opens into a delightful gravelled seating area to enjoy in the sun.

Situated in the very heart of the attractive village of Sutton-on-the-Forest, the property sits just 8 miles north of York and enjoys popular local amenities including two excellent restaurants, Sutton Park and well-regarded primary school. This well-loved house offers a wonderful opportunity for those looking for their dream home that is full of character and charm.



Ground Floor



First Floor



Second Floor

S

Est. 1871

NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

Gross Internal Floor Area: Approx. 2867 SQ FT / 266 SQ M Ground Floor Area: Approx. 1439 SQ FT / 133 SQ M
 First Floor Area: Approx. 943 SQ FT / 87 SQ M Second Floor Area: Approx. 484 SQ FT / 45 SQ M

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

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