



RM
English

Main Street, Sutton on Derwent, York, YO41 4BN

- No Onward Chain • A beautifully presented period home • Over 5000 sqft of accommodation & a versatile office suite
- Kitchen with walk in pantry & separate utility room • Three reception rooms & a garden room • Five bedrooms all with en-suites • Stunning gardens • Block paved drive • Detached triple garage, electric doors, an ev charging point & solar panels • Grade II listed

Guide Price £1,050,000

With origins dating back to the late 17th century, Manor Farm House is one of Sutton on Derwent's most sought after period homes. The property occupies an elevated position only a stones throw from the 12th century Church of St Michael and All Angels. Not only does this lovely home have an enviable position but benefits from stunning views over open countryside, a rare commodity for so many houses these days. As the property is Grade II listed the current vendors have spent years on not only renovating the structure in keeping with its style but have sympathetically modernised the internal accommodation for modern day living. The property provides over 5000 sqft of accommodation, a substantial office suite which could be used for a variety of purposes, a triple garage with recessed solar panels and attractive gardens.

On entering you find yourself in the bespoke handmade kitchen which has been crafted from a combination of pippy oak and sycamore. There is a worktop to one side that incorporates a double Belfast sink with a Qooker tap and an island at the centre. In addition, there is an Aga with smart controls, a walk in shelved pantry, multiple storage units and space for a good sized breakfast table with chairs. There is a garden room off the kitchen which has a fully insulated roof and doors out to the driveway.

The office suite is joined to the house which is rated as a business premises and comprises of a store room, open plan work space, kitchenette and a w/c. To the first floor you will find two rooms and a bathroom. The office suite is heated/cooled by an air source heat pump. If you want to be able to run a business from home, then this will surely appeal, whilst the first floor has planning permission for residential use and its own separate access, a major plus point especially if you are looking to generate extra income by letting it out.

Within the main part of the house there are three good sized reception rooms, one of which has a multi fuel burner with an impressive brick surround at its centre. At the rear of the property you will find the utility room which houses the boiler and has been fitted with two worktops, one incorporating a Belfast sink whilst providing space below for white goods. A cloakroom with a w/c and hand basin completes the ground floor.

To the first floor there are five double bedrooms, the master benefitting from a substantial en-suite comprising bath, walk in shower, low level w/c, hand basin with storage below and automatic lights. Two of the bedrooms are linked by a Jack & Jill shower room, whilst a third shower room can be found at the rear of the house, adjacent to the final bedroom on this floor. The top floor boasts two attic rooms, one with an en-suite shower room. These rooms could be used for storage if the extra bedrooms are not required.

Externally you will find well tended gardens to three sides, a block paved gated drive and a detached triple garage. The garage has been fitted with electric doors, an EV charging point and a range of recessed solar panels which are linked to a battery storage unit within the property, reducing reliance on the grid and keeping utility bills down. There is a patio, second seating area, pond and a timber workshop with power.

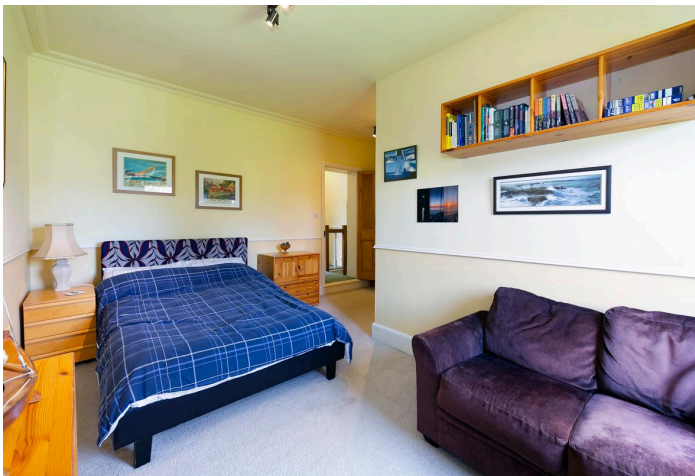




A STUNNING PERIOD HOME WITH NO ONWARD CHAIN



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Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services Mains water, electric, gas & foul drainage.



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