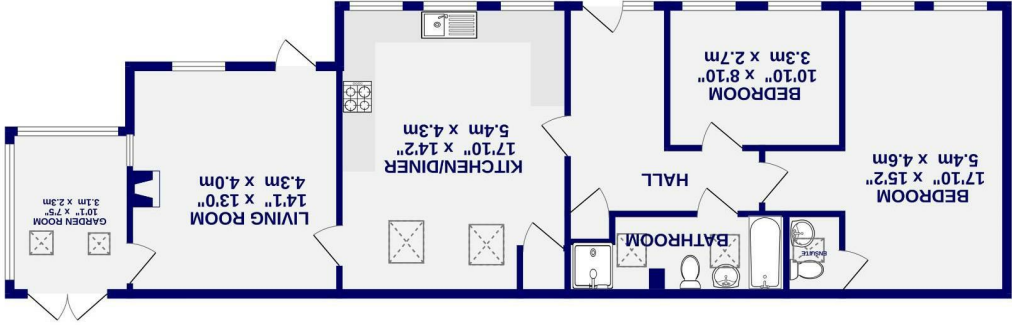




Sterne Way Sutton-On-The- Forest

- Freehold
- Council Tax Band - D
- Detached Cottage
- Two Bedrooms
- Village Location
- Ready to Move Into
- Off Street Parking
- Mature Gardens
- EPC D



GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the drawings, measurements of rooms and any other areas are approximate. It is included in the plan the gardeners will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Sterne Way
Sutton-On-The-Forest, York
YO61 1DG

Offers Over £475,000

 2  1

Tucked away in the heart of ever-popular Sutton on the Forest, Villa Cottage is a superbly presented and surprisingly spacious two-bedroom home that blends the charm of barn conversion styling with the ease and efficiency of a relatively modern build. Meticulously maintained and thoughtfully improved by the current owners, the property enjoys an enviable position with gardens to three sides, an open outlook, private parking, and a detached garage.

Sutton on the Forest is a highly regarded village just 9 miles north of York and 6 miles south of Easingwold. With its picturesque village greens, historic homes, and strong sense of community, the village offers a superb quality of life. Local amenities include a well-regarded primary school, popular pub, café, Italian restaurant, and regular bus service. A perfect spot for those looking for a peaceful village lifestyle within easy reach of the city.

Internally is an inviting L-shaped entrance hall, finished with engineered oak flooring that runs throughout the living spaces. The kitchen/dining room is the true hub of the home, recently updated with quartz worktops, this space offers integrated appliances, and plenty of storage, all bathed in natural light from dual Velux roof windows. There's also a handy cupboard housing the oil-fired boiler.

The sitting room is warm and welcoming, centred around a wood-burning stove, with direct access to a south-facing courtyard garden—a lovely spot to unwind. A glazed door leads into the stylish garden room, which enjoys windows to two sides and French doors opening out to the rear garden and could be utilised as an additional bedroom if desired.

