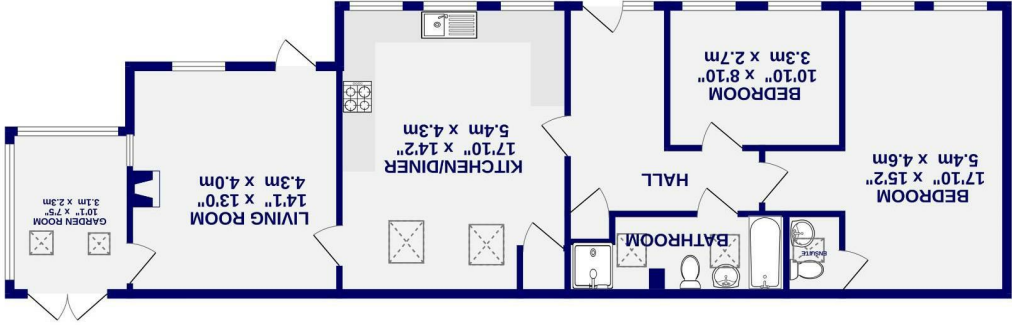




Sterne Way Sutton-On-The- Forest

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



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

£475,000

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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.

