



MANOR ROAD, STUTTON

Vavasour House, Manor Road, Stutton, Tadcaster, North Yorkshire, LS24 9BR

PETER
MOODY
& COMPANY

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- 4 Double Bedrooms (Master with En Suite and Dressing Room)
- House Bathroom
- 3 Reception Rooms
- Dining Kitchen with Aga
- Cloakroom/WC
- Stable Block
- Summerhouse
- Approximately 4.5 Acres of Meadow Paddocks and Woodland
- Electric Entrance Gates leading to

Tadcaster 2 Miles. Ulleskelf Railway Station 3½. Miles. Leeds City Centre 14 Miles. York City Centre 13 Miles

Description

A rare opportunity to acquire a substantial stone built barn conversion situated in the highly sought after village of Stutton. The accommodation, laid out over two floors, includes a spacious, stone floored reception hall with doors off to a living room with log burning stove, sitting room and dining room. Beyond this is an impressive dining kitchen extending to over 20 ft in length with Aga and vaulted ceiling. On the first floor is a master bedroom with en suite and dressing room, three further double bedrooms and a house bathroom. The enchanting grounds extend to around 4.5 acres and include, paddocks, meadows, shrubberies and a vegetable garden. Mature woodland leads down to a beck and the whole site is a haven for wildlife. To the south of the house is a stable block and a summerhouse with power and light. Electric gates lead to a good sized driveway providing ample off street parking.

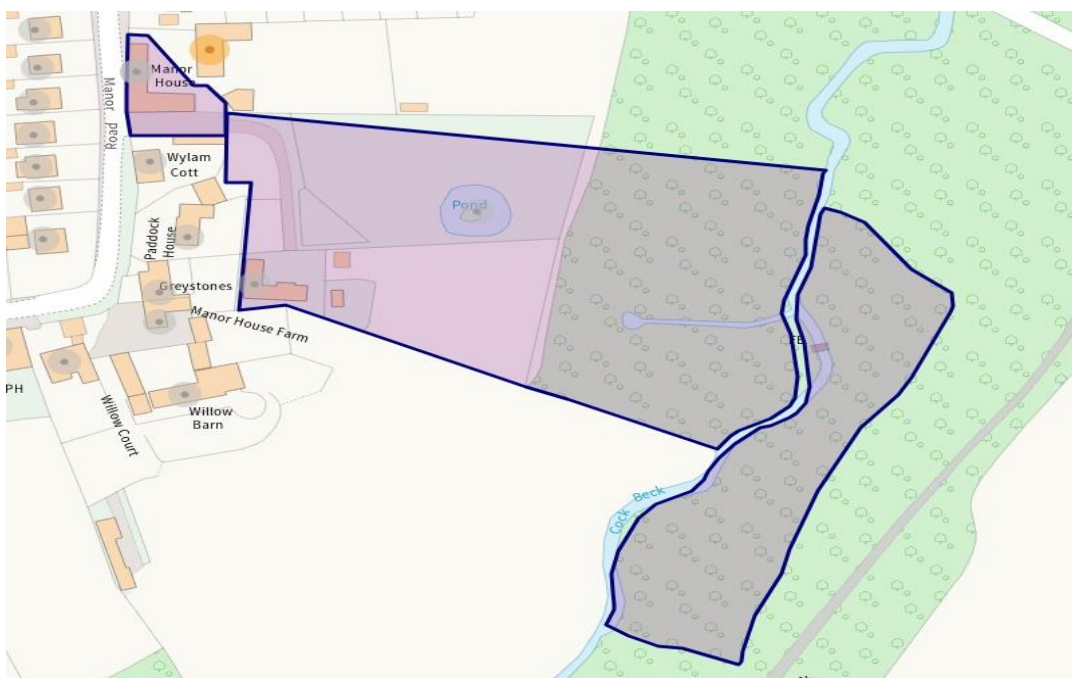
Location

The village of Stutton lies 2 miles south west of Tadcaster which offers a wide range of shops and services. There is excellent access to the A64 and A1(M) and railway stations at Ulleskelf and Church Fenton. Stutton lies within the catchment of the highly regarded Tadcaster Grammar School.

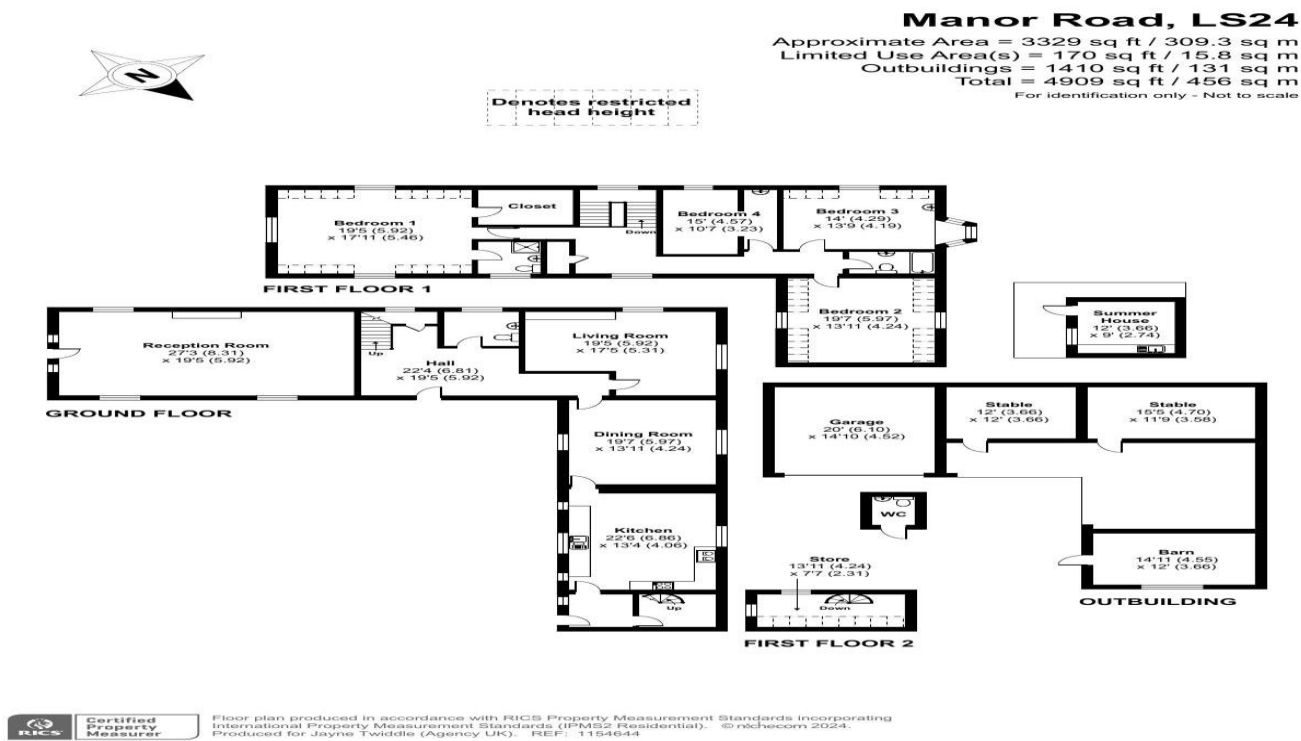
What The Seller Says

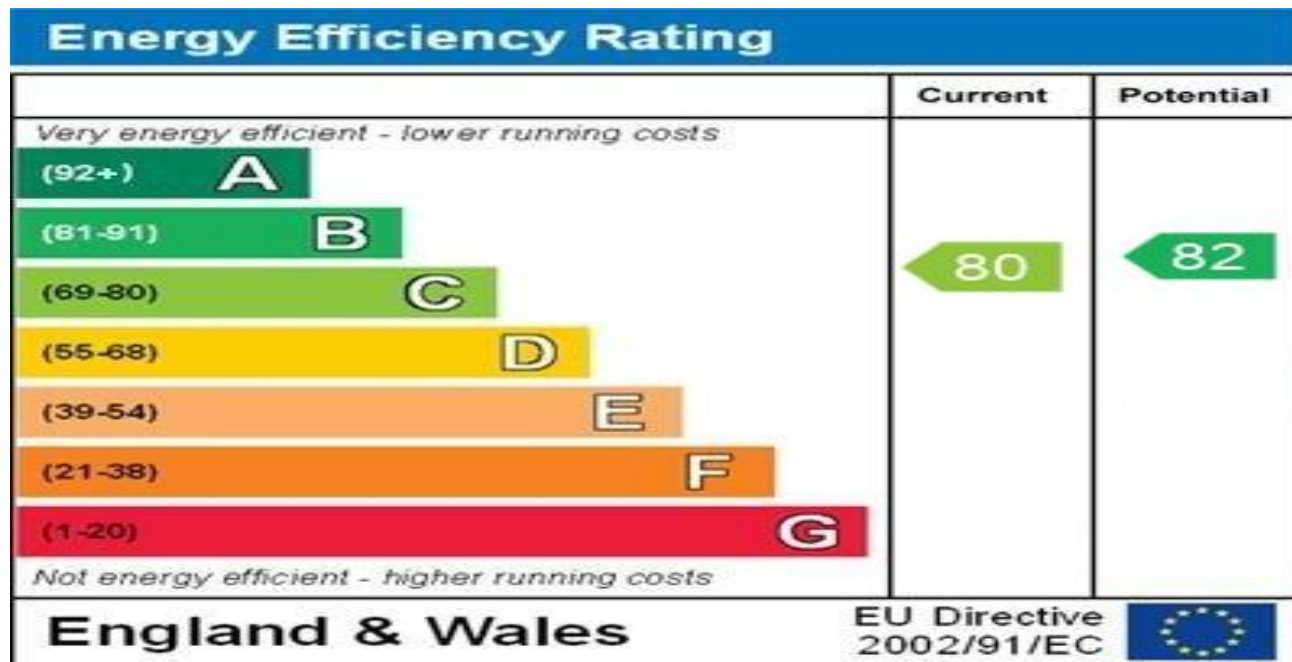
"We have lived here for 28 years this August and feel that we have created a wonderful wildlife haven here at Vavasour House. We are now approaching our retirement and looking to downsize."

£1,200,000



FLOOR PLANS





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