



ROB LETTS

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# Orchard Cottage, Sutton On Derwent

Guide Price £475,000

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Tucked away in the heart of Sutton upon Derwent, this charming Grade II listed cottage offers a rare blend of character, flexibility, and lifestyle. From the moment you arrive, the beautifully established gardens set the tone – mature, private, and full of colour throughout the seasons.

Inside, the home unfolds in a wonderfully organic way. Entered via the side door into a welcoming kitchen, the layout flows through to a dining room with French doors opening directly onto the garden, creating a seamless connection between inside and out. A central snug forms the heart of the home, leading through to a cosy living room with open fireplace – perfect for quieter evenings.

Upstairs, the character continues with two bedrooms, including a standout room with vaulted, beamed ceilings. An additional office space off the landing connects through to the bedrooms, offering excellent flexibility as a playroom, workspace or dressing area.

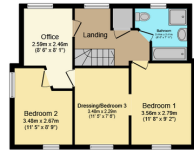
Outside, the generous plot includes a range of outbuildings, including a garage with office above, providing further versatility.

Set within a highly regarded village with excellent access to York, this is a home full of warmth, charm, and opportunity.

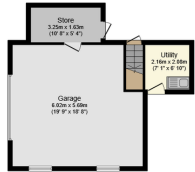




**Ground Floor**  
Floor area 51.1 sq.m. (549 sq.ft.)



**First Floor**  
Floor area 47.3 sq.m. (509 sq.ft.)



**Garage Ground Floor**  
Floor area 44.2 sq.m. (476 sq.ft.)

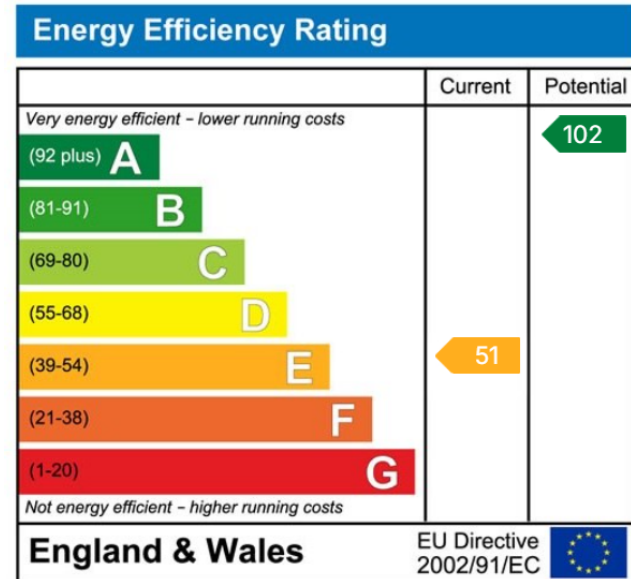


**Garage First Floor**  
Floor area 18.6 sq.m. (201 sq.ft.)

Total floor area: 161.2 sq.m. (1,735 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Grade II listed detached character cottage
- Dining room with French doors to the garden
- Cosy living room with open fireplace
- Versatile office/playroom linking multiple bedrooms
- Generous plot with excellent outdoor space and potential
- Sought-after village location in Sutton upon Derwent
- Central snug acting as the heart of the home
- Vaulted, beamed ceiling to bedroom two
- Extensive outbuildings plus garage with office above
- When calling about this property, please quote ref: RL0918



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