

Carr Lane, Sutton-On-The-Forest, York

£450,000

Stephensons
estate agents & chartered surveyors

Carr Lane, York YO61 1EB

Est. 1871

£450,000

Built in 2024 and finished to an exceptional standard throughout, Ivy Cottage is a beautifully appointed village home combining stylish open-plan living, high-quality finishes, energy efficiency and a remarkable landscaped garden, all enjoying open countryside views in one of North Yorkshire's most sought-after villages.

Designed around modern living, the property offers beautifully proportioned accommodation extending to over 1,370 sq ft. From the moment you step inside, the welcoming entrance hall sets the tone for the quality found throughout, leading through to an impressive open-plan kitchen, dining and living space that forms the heart of the home.

Flooded with natural light from a wide expanse of bi-folding doors, this superb space has been designed for both everyday family life and entertaining. The kitchen is fitted with an extensive range of quality shaker-style cabinetry, integrated appliances, generous worktops and a substantial central island providing additional preparation space and informal seating. There is ample room for both dining and relaxed seating, while the bi-fold doors open directly onto the garden, creating a seamless connection between inside and out.

A separate utility room provides excellent practicality, while a versatile snug to the front of the property offers a second reception room, ideal as a cosy sitting room, home office or playroom. A contemporary cloakroom completes the ground floor.

The first floor continues the home's bright and airy feel. The principal bedroom is a generous double complete with fitted wardrobes and a stylish en-suite shower room. Two further bedrooms are served by an equally well-appointed family bathroom, creating flexible accommodation for couples, families or those working from home.







Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: B - 83
Council Tax: D - North Yorkshire
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.











Outside is where Ivy Cottage truly distinguishes itself from many modern homes. While newly built properties are often associated with blank canvas gardens, the current owners have completely transformed the outside space into a beautifully established and thoughtfully designed garden. Carefully planned planting, attractive borders, generous sandstone terraces and a central lawn create an outdoor environment that feels far more mature than its age suggests, providing colour, texture and interest throughout the seasons.

The garden also enjoys one of the property's most attractive features: open views across the countryside to the rear, creating a wonderful sense of space and privacy that is rarely found on a modern development. Whether relaxing on the terrace or entertaining with the bi-fold doors open, the outlook provides a constant reminder of the property's enviable village setting.

A driveway provides off-street parking and leads to a garage, offering further storage and a CV charger.

Sutton-on-the-Forest is one of North Yorkshire's most desirable villages, renowned for its picturesque surroundings, excellent community spirit and highly regarded village primary school. With a popular public house, village hall and beautiful countryside walks on the doorstep, yet York city centre only a short drive away, it offers the perfect balance of rural living and everyday convenience.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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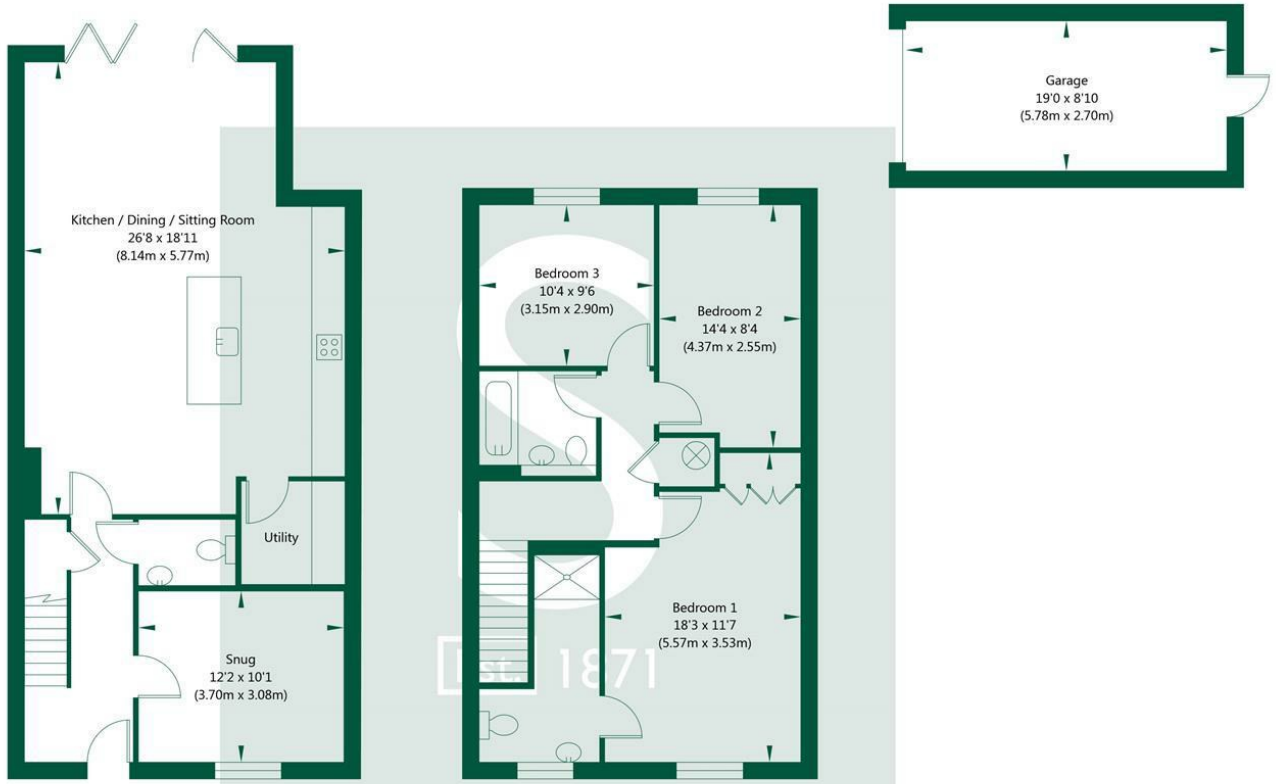

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1372 SQ FT / 127.48 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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