

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

The Rowans Huby Road Sutton-On-The-Forest

York, YO61 1DY

Offers Over £575,000

4 1 2 D

A MOST APPEALING, SKILFULLY ENHANCED AND BEAUTIFULLY PRESENTED 4 DOUBLE BEDROOMED DETACHED FAMILY HOME WHICH HAS BEEN THOUGHTFULLY REMODELLED AND UPGRADED TO A HIGH STANDARD WHILST ENJOYING A PARTICULARLY ATTRACTIVE SETTING WITHIN THIS HIGHLY REGARDED VILLAGE, SET BACK FROM HUBY ROAD AND OCCUPYING A GENEROUS PLOT WITH A PART WALLED SOUTH FACING REAR GARDENS, EXTENSIVE PARKING AND A DOUBLE GARAGE.

With oil-fired central heating, double glazing, this family home represents a rare opportunity to acquire an established and immaculately presented home in one of the area's most sought after villages.

Mileages: York – 9 miles, Easingwold – 6 miles (Distances approximate)

Reception Hall, Cloakroom/Wc, Boiler Room, Sitting Room, Open-Plan Living Dining Kitchen, Utility and Separate Laundry Room.

First Floor Landing; Principal Bedroom with Fitted Wardrobes, 3 Further Double Bedrooms, Family Four Piece Bathroom.

Part Walled Front Garden, Rear South Facing Gardens, Extensive Driveway Parking, Double Garage.

A composite part glazed entrance door with stained glass detailing, opens to a welcoming RECEPTION HALL centred around a staircase rising to the first floor, with useful open storage beneath.

To one side a CLOAKROOM/WC which has been tastefully refitted with a contemporary suite, including a wide vanity wash hand basin with storage beneath and a low suite WC, complemented by tiled splashbacks and a frosted window.

A separate BOILER ROOM houses the oil-fired boiler and pressurised hot water cylinder, together with additional shelving.

SITTING ROOM boasting a dual aspect reception space, with a bay window to the front over looking the front walled garden and a further window to the side. At its heart is an attractive cast multi fuel stove set on a stone hearth with timber floating mantel, creating a natural focal point. Bespoke shelving fitted to the alcoves enhances the rooms functionality.

To the rear of the house lies the true hub of the home, an impressive remodelled OPEN PLAN LIVING DINING KITCHEN, extending across the full width of the property. Finished with stylish porcelain tiled flooring offering a versatile space has been designed with modern living in mind.

The KITCHEN itself is comprehensively fitted with an extensive range of wall and base units, complemented by generous work surfaces and a wide breakfast bar, ideal for informal dining. Integrated appliances include an induction hob and double multifunction oven, whilst the sink is positioned beneath a window.

Beyond, there is ample space for both dining and seating, creating a sociable and versatile environment perfect for family life and entertaining alike.

A door leads through to a well planned UTILITY ROOM, offering further storage, preparation space and plumbing for appliances, with a separate laundry area beyond and direct access to the rear garden.

From the reception hall stairs rise to a GALLERIED FIRST FLOOR LANDING providing an attractive central point to the first floor, with access to the loft which is part boarded and doors leading to four well proportioned bedrooms and family four piece bathroom.

The PRINCIPAL BEDROOM SUITE is positioned to the rear, enjoying a pleasant outlook over the south facing garden and is fitted with an extensive full wall of floor to ceiling wardrobes incorporating a useful central dressing table.

BEDROOM TWO, a generous double, also benefits from fitted storage, whilst BEDROOMS THREE AND FOUR are both comfortable and versatile rooms, equally suited as bedrooms, guest accommodation or a home office, each enjoying attractive aspects.

The FAMILY BATHROOM has been stylishly refitted with a contemporary four piece suite comprising a panelled bath, separate shower enclosure with mains fed rainfall head, vanity wash hand basin and low suite WC. Finished with modern tiling and a chrome heated towel rail.

OUTSIDE the property occupies a delightful and well established position,



















set well back from Huby Road and approached via a generous split driveway providing extensive off road parking and access to a DOUBLE GARAGE (21'3 x 17'1), which benefits from light and power.

The front garden is predominantly laid to lawn and enclosed by a brick wall, softened by mature planting and established borders, including specimen trees that add both character and privacy.

To the rear lies a particularly attractive SOUTH FACING GARDEN, forming a key feature of the house. Thoughtfully arranged, it includes a full-width flagged terrace ideal for outdoor dining and entertaining, beyond which lies a well kept lawn bordered by mature planting and enclosed by established hedging, creating a degree of seclusion.

Additional features include side access, an external water supply and useful storage areas, all contributing to the garden's practicality as well as its appeal.

LOCATION - Sutton on the Forest lies approximately 9 miles north of York, a particularly attractive former estate village dominated by historic Sutton Hall. The village offers a reputable primary school, popular pre school and toddler groups, village pub and restaurant, Italian restaurant and tea rooms. More extensive amenities are available in the nearby Georgian market town of Easingwold, approximately 6 miles away. Sutton on the Forest has long been regarded as one of the most sought after village locations in the area.

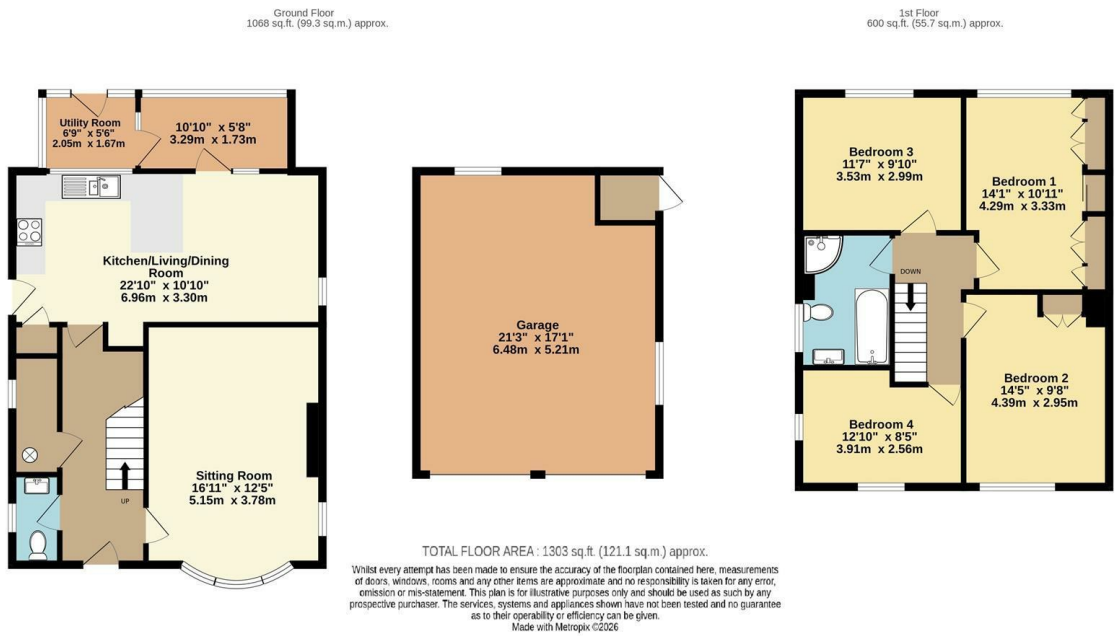
Postcode: YO61 1DY
Tenure: Freehold
Council Tax: F
Services: Mains water, electricity and drainage. Oil-fired central heating.

DIRECTIONS From our Easingwold, proceed south along Long Street continuing onto Stillington Road. Continue into Stillington and turn right onto Carr Lane, following the road into Sutton on the Forest. At the roundabout, turn right onto Main Street and continue through the village onto Huby Road. The property will be found on the left-hand side marked by the Churchills for sale board.

VIEWINGS: Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800, Email: easingwold@churchillsyork.com

Agents Notes: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN

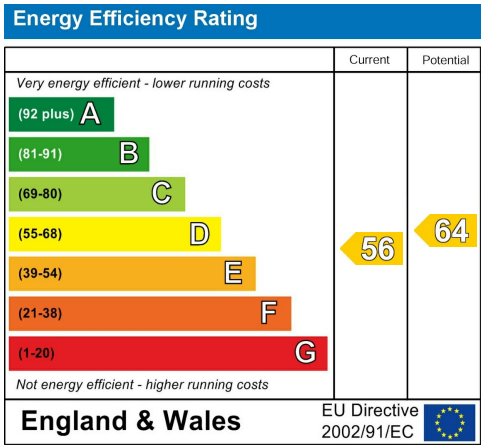


Churchills
Selling & Letting Properties Throughout Easingwold & The Surrounding Villages.
FREE VALUATIONS
NO SALE NO FEE
COMPETITIVE FEES

LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Byrne House Chapel Street, Easingwold, YO61 3AE
Tel: 01347822800 Email: easingwold@churchillsyork.com www.churchillsestateagents.co.uk