



Main Street, Sutton on Derwent, York, YO41 4BT

- A beautifully presented property in a highly desirable location
- Views over open fields to three sides
- Detached double garage with a converted loft room above
- Kitchen with a log burner at its centre
- Utility room/home office
- Living/dining room with triple aspect windows & French doors
- Two double bedrooms, both with built in storage & one with an en-suite
- Family bathroom
- Garden & a large patio seating area
- EPC = D

Guide Price £445,000

This charming property in the delightful village of Sutton upon Derwent offers a perfect blend of rural lifestyle and modern comfort. Bordered by open fields on three sides, the cottage is nestled within a picturesque landscape where uninterrupted horizons and a quiet sense of sanctuary define its unique appeal. Residents enjoy a strong sense of community with local amenities including a primary school, a tennis club and the popular St Vincent Arms public house. The village is ideally located for wider exploration, sitting approximately 8 miles southeast of the historic city of York and only a short drive from the bustling market town of Pocklington, which offers a further array of shops and cafes.

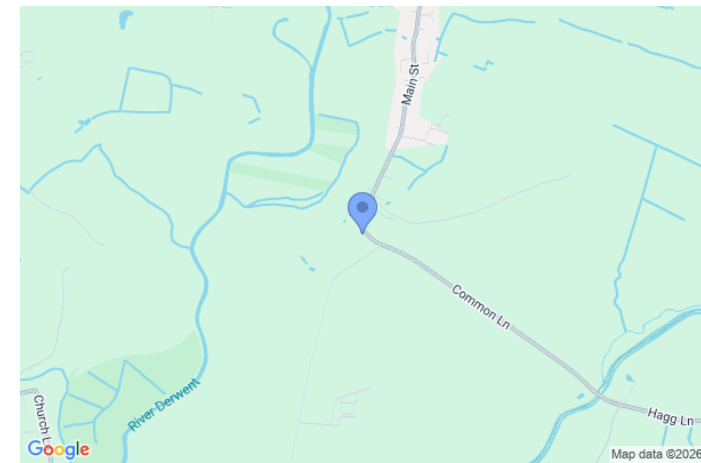
The property is approached via a spacious driveway that provides ample off-road parking. The exterior includes a well-maintained lawn and a generous paved patio area which is perfectly positioned for outdoor dining while overlooking the expansive neighbouring fields. Additionally, there is a detached garage featuring a modern red electric roller door and a versatile room above, providing an excellent space for a home office or studio.

The interior is beautifully presented with a warm, country-contemporary aesthetic throughout. The bright, spacious kitchen features classic shaker-style cabinetry, wooden worktops, a dishwasher and stylish tiled splashbacks. There is space at the centre of the kitchen for a Range cooker, whilst a log burner at the centre of the room provides the perfect addition especially in the colder winter months.

There is a separate utility room/home office just off the kitchen which has a built in worktop, storage, space for white goods and a door that gives access to the patio seating area. The cozy living room features soft green tones and triple aspect windows, while the dedicated dining area offers French doors that open directly onto the patio. Completing the ground floor is a modern bathroom equipped with a sleek freestanding bath and contemporary fixtures.

Upstairs, the property boasts two well-proportioned double bedrooms, both of which benefit from built-in wardrobes for excellent storage. The primary bedroom further enjoys the convenience of an en-suite shower room.

This unique cottage is an ideal residence for those seeking a peaceful lifestyle without compromising on modern amenities.

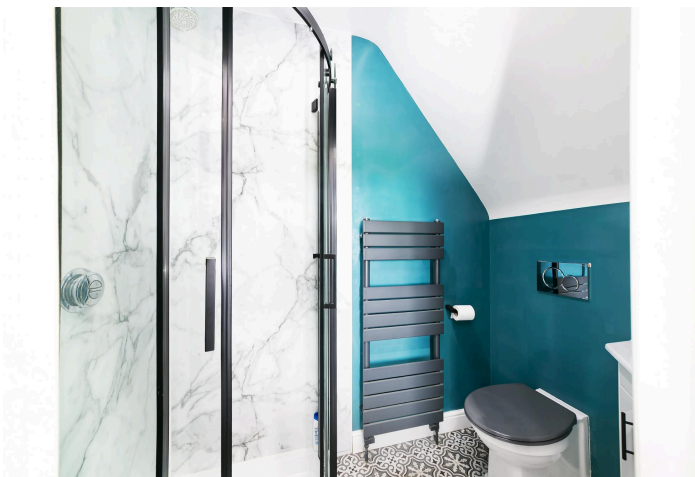
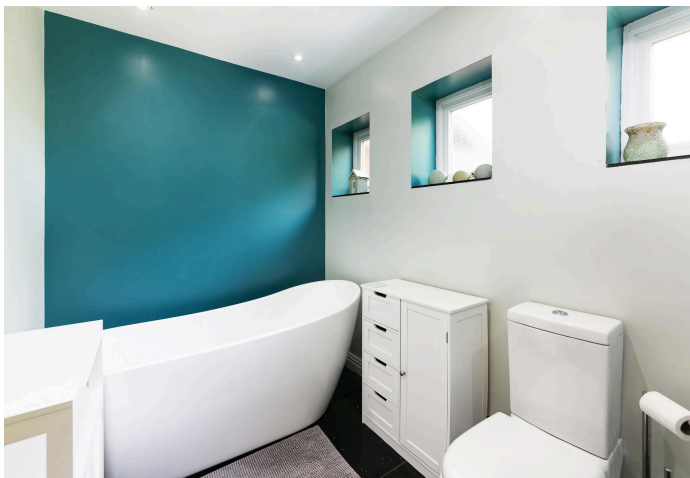
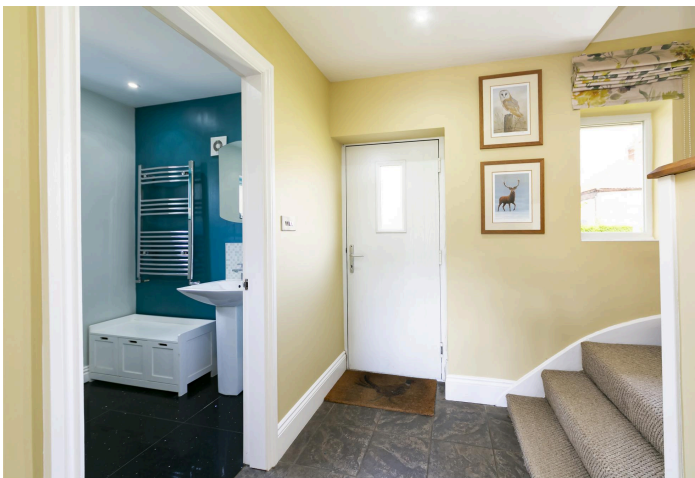




AN ATTRACTIVE PROPERTY WITH OPEN FIELDS TO THREE SIDES



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services



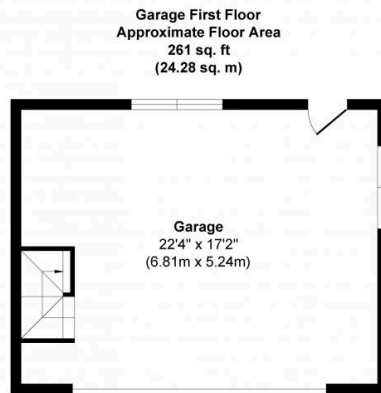
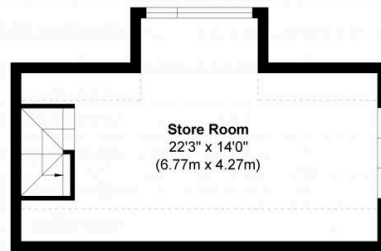
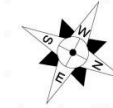
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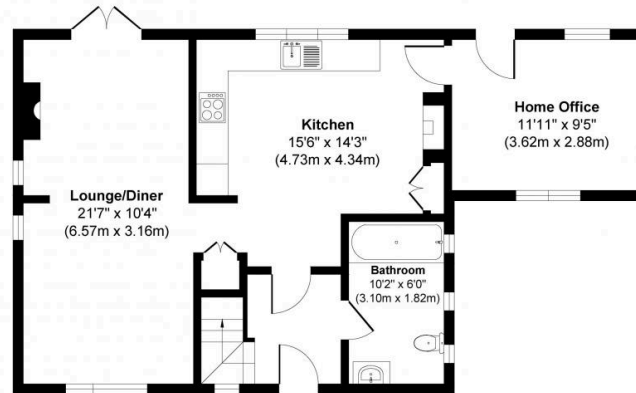
Offices in York, Pocklington and Market Weighton

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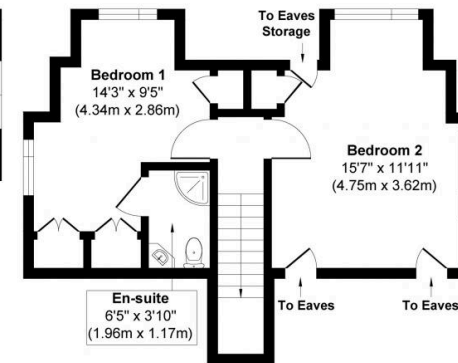
Approx. Gross Internal Floor Area 1063 sq. ft / 98.77 sq. m
Garage Ground Floor 384 sq. ft / 35.68 sq. m
Garage First Floor 261 sq. ft / 24.28 sq. m
Total 1708 sq. ft / 158.73 sq. m



Garage Ground Floor
 Approximate Floor Area
 384 sq. ft
 (35.68 sq. m)



Ground Floor
 Approximate Floor Area
 686 sq. ft
 (63.76 sq. m)



First Floor
 Approximate Floor Area
 377 sq. ft
 (35.01 sq. m)

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