

Farmhouse and Substantial Plot off New Road in Sutton Bridge

£290,000

what3words; penny.petted.botanists

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

The Chippings, Access from New Road and Wrights Lane

3 Bedrooms | Nearly 1 Acre Plot (STMS) | Exceptional Development Potential

Hidden at the end of Wrights Lane and surrounded by open countryside, The Chippings offers a rare opportunity to acquire a substantial home set within approximately one acre of land (subject to measured survey), complete with significant development potential (subject to planning).

This versatile property combines privacy, space, and flexibility, making it ideal for those seeking a forever home, multi-generational living, or an exciting development project in a highly desirable rural setting.

The current owners have already invested in key upgrades, including an air source heat pump, replacement double-glazed sash windows, and newly rendered elevations, providing a solid foundation for future improvements or redevelopment.

The accommodation

The accommodation itself provides an excellent foundation. A welcoming entrance hall leads through to a bright dual-aspect living room where natural light pours in throughout the day, while the kitchen offers scope to become the social heart of the home. Upstairs, three generous double bedrooms provide comfortable family accommodation, two retaining charming original fireplaces and one enjoying spectacular views across the neighbouring countryside. A family bathroom completes the living space.

Outside & Grounds

The property sits within expansive grounds extending to nearly an acre, offering an exceptional sense of space and seclusion.

Extensive lawns and gardens
Ample off-road parking
Adjoining fields and countryside views
Secondary gated access from New Road
A range of outbuildings, including former kennels, stores, and a substantial timber workshop, provide excellent scope for conversion or redevelopment (subject to necessary consents).

Development Opportunity

The Chippings presents an increasingly rare chance to unlock significant development potential:

- Historically, part of the site (approx. 0.5 acre) had full planning permission for four dwellings with garages
- Additional land previously designated for a detached single-storey dwelling with independent access from New Road

Location

Ideally positioned in a peaceful semi-rural setting, the property enjoys easy access to nearby amenities while being moments from open countryside and a local golf course, offering the perfect balance between rural living and convenience.

Key Features

- Approx. 1-acre plot (STMS)
- Detached 3-bedroom home
- Significant development potential (STPP)
- Secondary access from New Road
- Outbuildings with conversion scope
- Air source heat pump & upgraded exterior
- Sought-after semi-rural location

Properties offering this level of space, flexibility, and future potential are rarely available. Whether you are looking to create an exceptional country home or explore development opportunities, The Chippings represents a truly exciting prospect.

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1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

Referral Disclosure

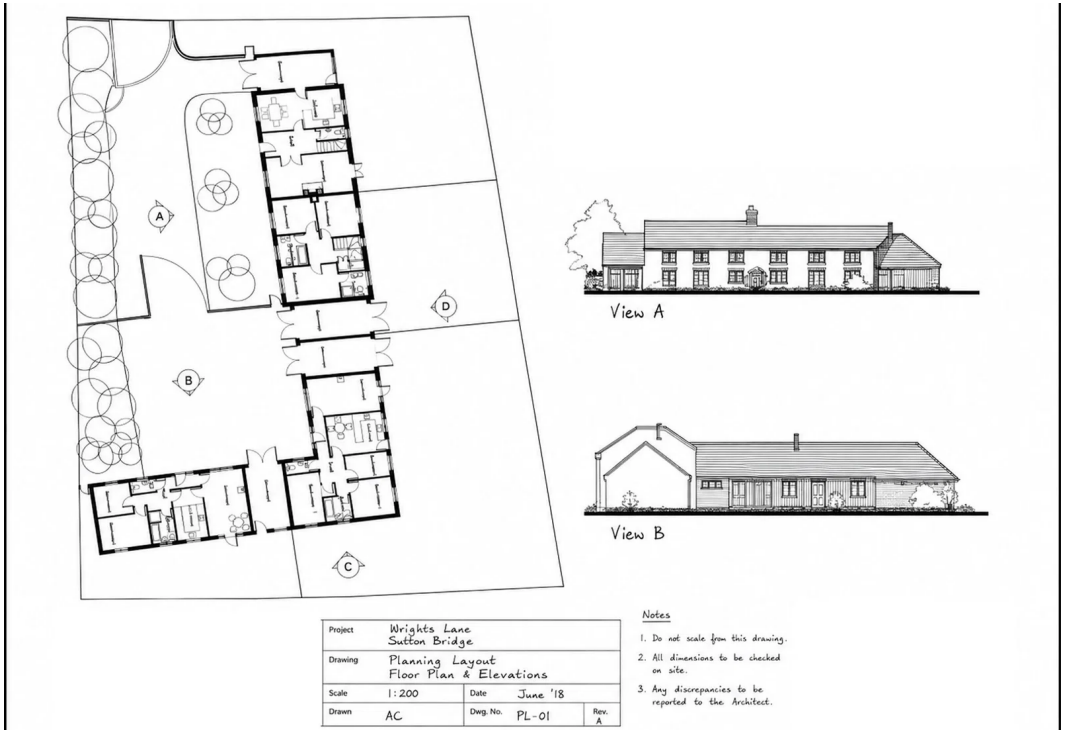
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Access from New Road and Wright's Lane

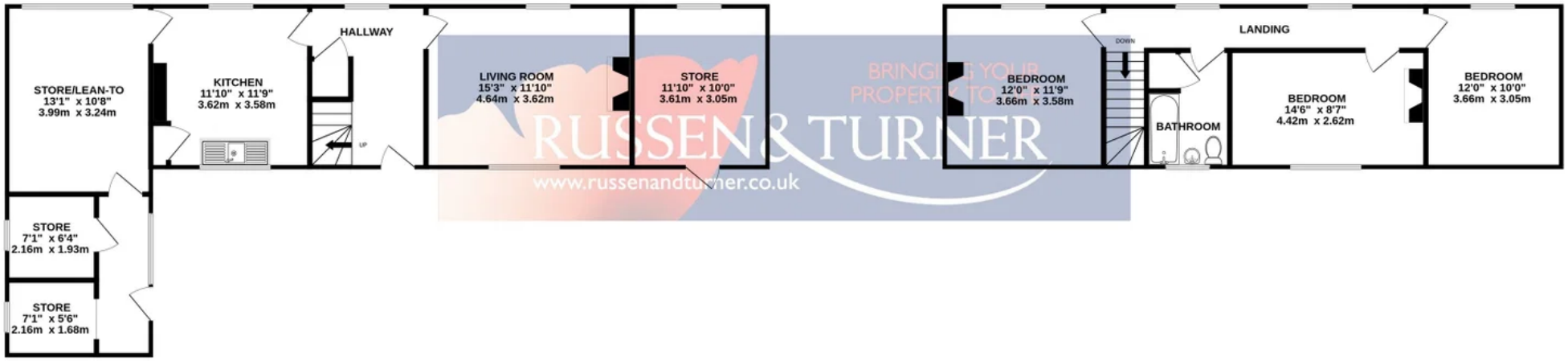






GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1332 sq.ft. (123.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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