



13 Stillington Road Sutton-On-The-Forest

York, YO61 1EQ

£750,000



ROCARR IS A RARE OPPORTUNITY TO ACQUIRE AN INDIVIDUALLY DESIGNED 5 BEDROOMED TREBLE-FRONTED DETACHED FAMILY HOME, SET AMIDST 0.54 ACRES OF BEAUTIFULLY LANDSCAPED GARDENS WITH FAR-REACHING VIEWS OVER FARMLAND AND WOODLAND BEYOND. THOUGHTFULLY EXTENDED AND UPDATED OVER THE YEARS, THIS SUBSTANTIAL PROPERTY INCLUDES A VERSATILE ONE BEDROOM ANNEXE, IDEAL FOR INDEPENDENT LIVING, MULTI-GENERATIONAL FAMILIES, AND OR HOLIDAY LET POTENTIAL WITHIN LEVEL WALKING DISTANCE OF THE HIGHLY POPULAR VILLAGE OF SUTTON ON THE FOREST.

Mileages: York - 9 miles, Easingwold - 6 miles (Distances Approximate)

Reception/Staircase Hall, Through Lounge, Separate Living/Dining Room with Study Area, Breakfast Kitchen, Side Hall, Cloakroom/WC, Utility room

Adjoining Annexe: Ground Floor 'L' shaped Sitting room, Fitted Kitchen, Bedroom and En Suite Bathroom/WC

First Floor Landing, Principal Bedroom, En Suite Shower Room/WC and Dressing room, 2 further Bedrooms, 4 piece Family Bathroom/WC

Attached Double Garage, Useful Outbuilding, Landscaped Gardens Extending to 0.54 Acres

From a central composite entrance door with leaded double glazed window opens to a STAIRCASE RECEPTION HALL, the LOUNGE is a through room with a cast woodburning stove. French doors opening onto the rear garden. An archway has recently been opened to adjoin an ANNEXE with FITTED KITCHEN, 'L' shaped dual aspect SITTING/DINNING ROOM and a DOUBLE BEDROOM with EN SUITE WHITE BATHROOM/WC.

SEPARATE LIVING/DINING ROOM with STUDY AREA, having an arched clamp brick fireplace with raised hearth and wood burner, with French doors opening to the gardens.

Adjoining BREAKFAST KITCHEN fitted with a quality range of cupboard and drawers, attractive work surfaces with corner carousel fittings, appliances including a 4 ring hob, double oven, extractor, matching wall cupboards with ceramic brick styled mid range, pull-out shelved larder unit, shelves, space for a vertical American style fridge/freezer, pleasant farmland outlook and French doors opening to the rear BREAKFAST AREA, with adjoining SIDE HALL/BOOTROOM with access to the DOUBLE GARAGE, CLOAKROOM/WC and BEDROOM with LAUNDRY AREA.

On the FIRST FLOOR is the PRINCIPAL BEDROOM SUITE comprising a 23'6 x 15' bedroom having triple aspect with outstanding views, fitted wardrobes, LUXURY EN SUITE SHOWER ROOM/WC and EN SUITE DRESSING ROOM/STUDY with built-in wardrobes.

In addition, are TWO FURTHER DOUBLE BEDROOMS and a 4 PIECE FAMILY BATHROOM with separate shower cubicle, bath, wash hand basin and WC.

Outside, Rocarr enjoys a delightful position on the northern edge of Sutton on the Forest. Approached onto a brickset driveway providing plenty of off road parking and in turn accessing the ATTACHED DOUBLE GARAGE (20'3 x 14'10). Useful bin storage to the side.

To the front is a garden set behind a neatly clipped beech privet hedge, with a hand gate and path leading to the entrance, flanked by established lawns.





A wrought iron gate and path leads to the Annexe, with a side lawn, deep borders stocked with an abundance of planters.

A generous raised terrace adjoins the French Doors from the house.

Beyond is a particularly good sized lawned garden with circular patio, loggia and:

TIMBER WORKSHOP 23' x 17' with power.

A lower paved patio with ornamental pond, rockery, and further lawned rear gardens with raised beds backing onto woodland with stunning countryside views to the side. The gardens extend to 0.54 acres or thereabouts.

LOCATION - Sutton on the Forest lies approximately 9 miles north of York, a pretty former estate village which is still dominated by Sutton Hall at its centre. Many of the houses date from the 1700s and front the wide village street and grassed greens. The village has a reputable primary school, a well-established popular preschool play group/toddler group, bus service and soon to re-open Rose and Crown Public House and Restaurant, Il Paradiso On The Forest Italian Restaurant, Sutton Park Tea Rooms with more extensive facilities available within the Georgian market town of Easingwold some 6 miles away. Sutton on the Forest has long been regarded as a particularly sought after village location.

POSTCODE -YO61 1EQ

COUNCIL TAX BAND - F

TENURE - Freehold.

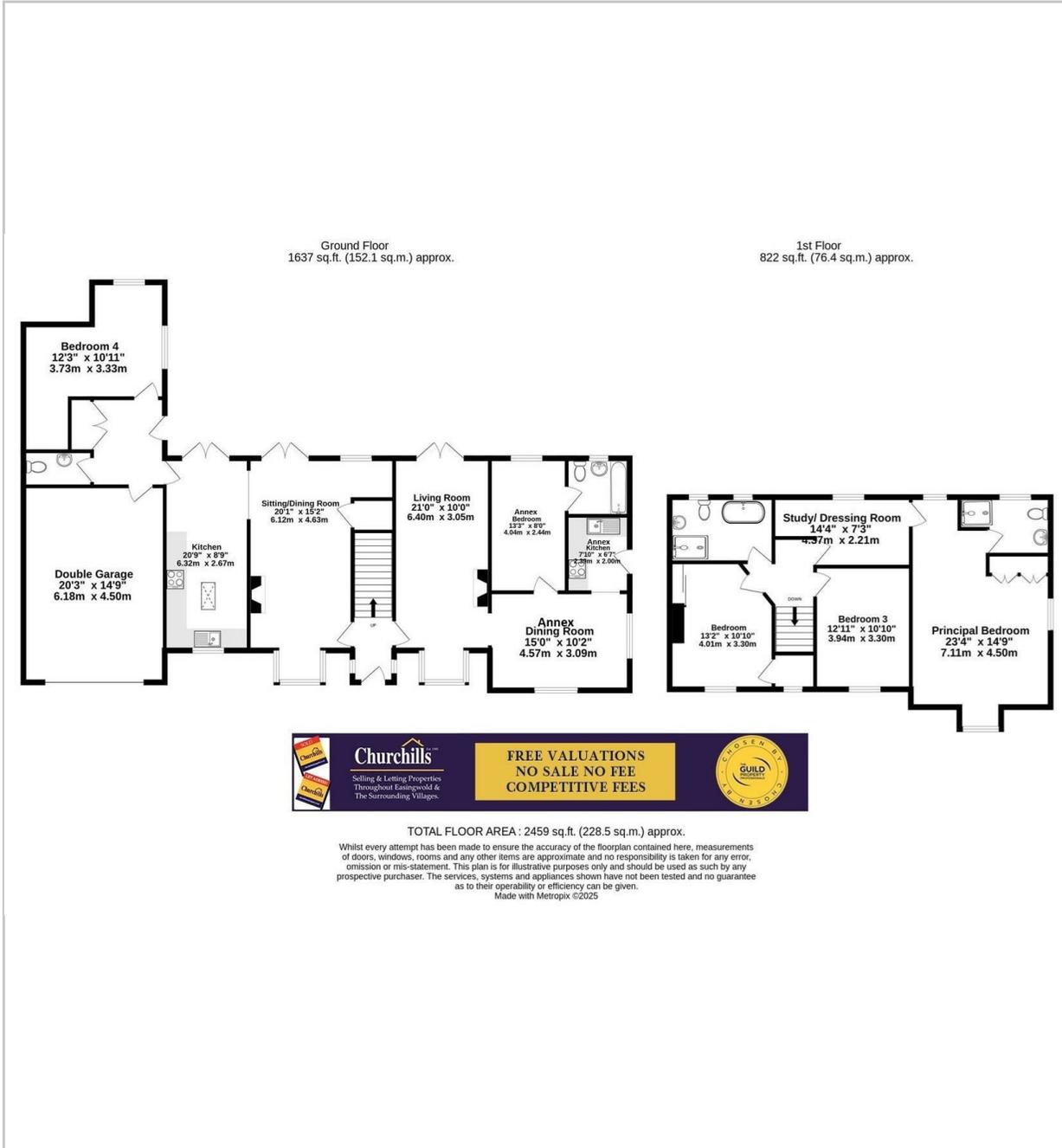
SERVICES - Mains water, electricity and drainage, with air source heat pump and solar panels.

DIRECTIONS - From our central Easingwold office, proceed south along Long Street, and bear left onto Stillington Road. On entering the village of Stillington, turn right onto York Road, signposted Sutton on the Forest. On entering Sutton on the Forest, Rocarr is positioned on the left hand side, identified by the Churchills 'For Sale' board.

VIEWING - Strictly by appointment with the sole agents, Churchills tel: 01347 822800
Email: easingwold@churchillyork.com



FLOOR PLAN



Churchills
Selling & Letting Properties
Throughout EastAnglo & The Surrounding Villages.

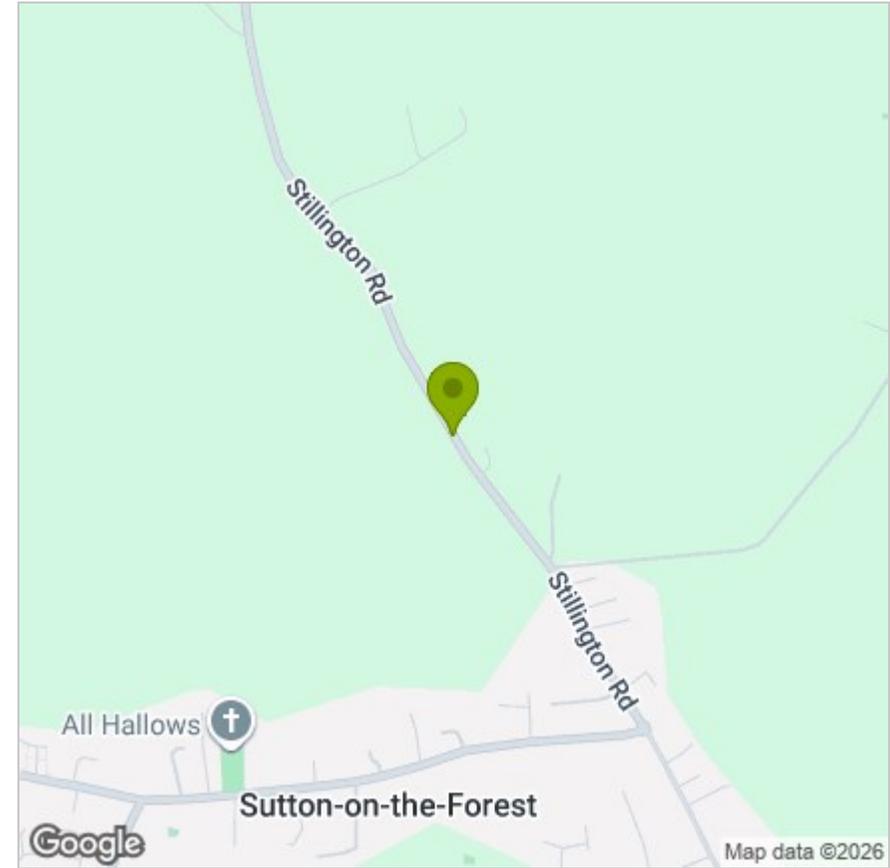
**FREE VALUATIONS
NO SALE NO FEE
COMPETITIVE FEES**

**CHOSEN BY
GUILD
MAGNETIC**

TOTAL FLOOR AREA : 2459 sq.ft. (228.5 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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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C	71		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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