



## Church End, Sheriff Hutton £1,250 Per Month

A newly renovated 2 bedroom cottage enjoying an elevated position in a picturesque village on the fringes of the Howardian Hills yet only 7 miles from York. Offered for rent unfurnished, this charming property features a new kitchen with integrated appliances, a brand new stylish bathroom, a pretty rear garden and new carpets and floor coverings throughout.



Tucked away along one of the village's most picturesque no-through lanes, this enchanting cottage offers a rare blend of character, comfort and countryside charm with a beautifully proportioned 22' (6.73m) long living room at its heart. With plenty of space for a dining table, the living room also features a multi-fuel burning stove, staircase, practical storage cupboard and a deep-silled bow window framing idyllic views across Church End.



To the rear, the newly appointed kitchen is both stylish and practical, thoughtfully designed with generous worktop space, sleek cabinetry and a full range of brand new integrated appliances to include a touch control hob, fan assisted oven and grill, fridge, freezer and a freestanding washer dryer, complemented by a double glazed door opening out into the rear garden.

Just beyond, the elegant new bathroom has been tastefully re imagined to feature a contemporary suite with bath and shower over, heated towel rail and a vanity unit offering useful storage and a wash basin.

Upstairs, the cottage continues to delight with the landing leading off into one double bedroom and a versatile single bedroom with built-in storage and rural glimpses to the rear.



Other internal features of note include an LPG fired central heating system, double glazing and a drop down ladder off the landing allowing access up into partially boarded loft storage space.

Externally, parking is available "on street" and while a pretty open plan cottage garden greets you at the front, at the rear a secluded courtyard leads up to a lawned garden bordered by flowerbeds and featuring a wooden garden shed.

A gate off the rear garden leads out onto a shared pathway (with the adjoining Whisper Cottage) and access into a fuel store and a storage shed (11'6" x 6'10"). The pathway continues up to Coble Lane with Cobblestones enjoying a pedestrian right of access for wheelbarrows, sacks and bicycles.



#### AGENTS NOTE

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.

#### DON'T MISS OUT ON YOUR NEXT HOME

Last year, our social media content reached over 6.7 million views. By following Stephenson's, you'll get exclusive video content, pre-market property teasers, off-market opportunities and early access to new listings before they appear online. Follow us today and stay one step ahead of other house hunters. Simply search @stephensons1871 on your favourite social media platform and start exploring.



Church End, Sheriff Hutton, York, YO60 6SY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 690 SQ FT / 64.13 SQ M - (Excluding Stores)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2026



**Stephensons**

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

