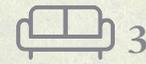




Sutton, Thirsk, YO7 2PR

Asking Price £750,000



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STYLE - Individual Detached Family Home

HIGHLIGHTS - Beautifully Styled and Updated. Generous Living, Versatile Space, Four Doubles, Three Bathrooms. Lovely Gardens, Open Views, Garages, Outbuilding with Power and Lighting. THREE WORDS - LIFESTYLE. LOCATION. LUXURY!

BEAUTIFUL HOME WITH OPEN VIEWS

Sycamore House enjoys a lovely position, occupying a generous plot with glorious open countryside views and Sutton Bank in the charming village of Sutton. It is a charming blend of country and contemporary style.

This individually designed stone built house has been superbly maintained and kept up to date by the owners creating an superb family home. It is beautifully styled throughout with smart floor coverings and double-glazed sliding sash windows. With attention to detail and all the finishing touches, any lucky buyer can simply move their furniture in and call it home!

In addition for those keen walkers there are doorstep walks up to Lake Gormire and Sutton Bank from the garden gate onto the adjacent lane. Ideal for dog walking! The North York Moors National Park Sutton Bank Visitor Centre with its facilities and stunning views from the top of the Bank (Cleveland Way National Trail) is a few minutes drive away. A walker's paradise!

STEP INSIDE

The ground floor offers effortless flow, perfectly designed for modern family living and sociable entertaining. From the moment you step into the impressive reception hall, with its decorative tiled floor and underfloor heating, Sycamore House sets the tone. A central staircase rises elegantly to a galleried landing above, creating a wonderful sense of space and light.

The cosy snug provides the perfect retreat, complete with a log burning stove for those winter evenings. The main sitting room is light-filled and inviting, with painted beams, a feature log burner and bi-fold doors opening seamlessly onto the paved patio and landscaped gardens beyond.

Double doors from the sitting room lead to the dining room which comfortably accommodates a large table for gatherings and flows naturally into the breakfast kitchen — the true heart of the home with views of Sutton Bank. Crafted by Peter Grainger of Bedale, this bespoke Pippy Oak kitchen blends country charm with quality craftsmanship, featuring granite work surfaces, a pantry cupboard with shelving and workspace, an abundance of base and wall units, and extensive storage throughout.

A separate utility room with newly fitted granite worktops and a cloakroom complete the ground floor accommodation.

UPSTAIRS

Upstairs, the spacious principal bedroom enjoys lovely open views and has an en-suite. Two further generous double bedrooms share a stylish Jack and Jill bathroom, while the fourth double bedroom — currently used as a home office — offers flexibility for growing families or those working from home. The elegant family bathroom has also been beautifully refitted.





GARDENS AND GARAGES

Externally, the landscaped gardens are private and thoughtfully designed, with open views across farmland and a far-reaching rural vista to the rear. The refurbished patio area is ideal for entertaining, complete with a stone and granite BBQ/food preparation table and a striking slate feature fountain.

A fully insulated and heated outbuilding, currently styled as an outside bar with internal and external lighting, creates a fantastic entertaining space all year round. In addition, the double garage is 'oversized' with two electrically operated doors and a rear door from the garage leads to a covered entrance porch into the back door of the house. There is a further substantial shed designed to house a sports car.

The gravel drive is served by large double electric gates for added privacy and convenience.

Sycamore House is a truly special home — offering space, style and countryside views, all wrapped up in a beautifully presented and versatile family residence.

ENVIRONS

Sutton is a picturesque village surrounded by glorious countryside but benefits from being within close proximity of the market towns of Thirsk and Helmsley and only 24 miles from the City of York. The village has a super community, with a vibrant village hall holding many community events and the local pub is to be refurbished and reopen in the near future.

There are excellent rail links from Thirsk and York stations both north and south — with travel to London in under 2 hours. Only 3 miles from the A19 and quickly to the A1 it is an ideal location to access the motorway network north and south.

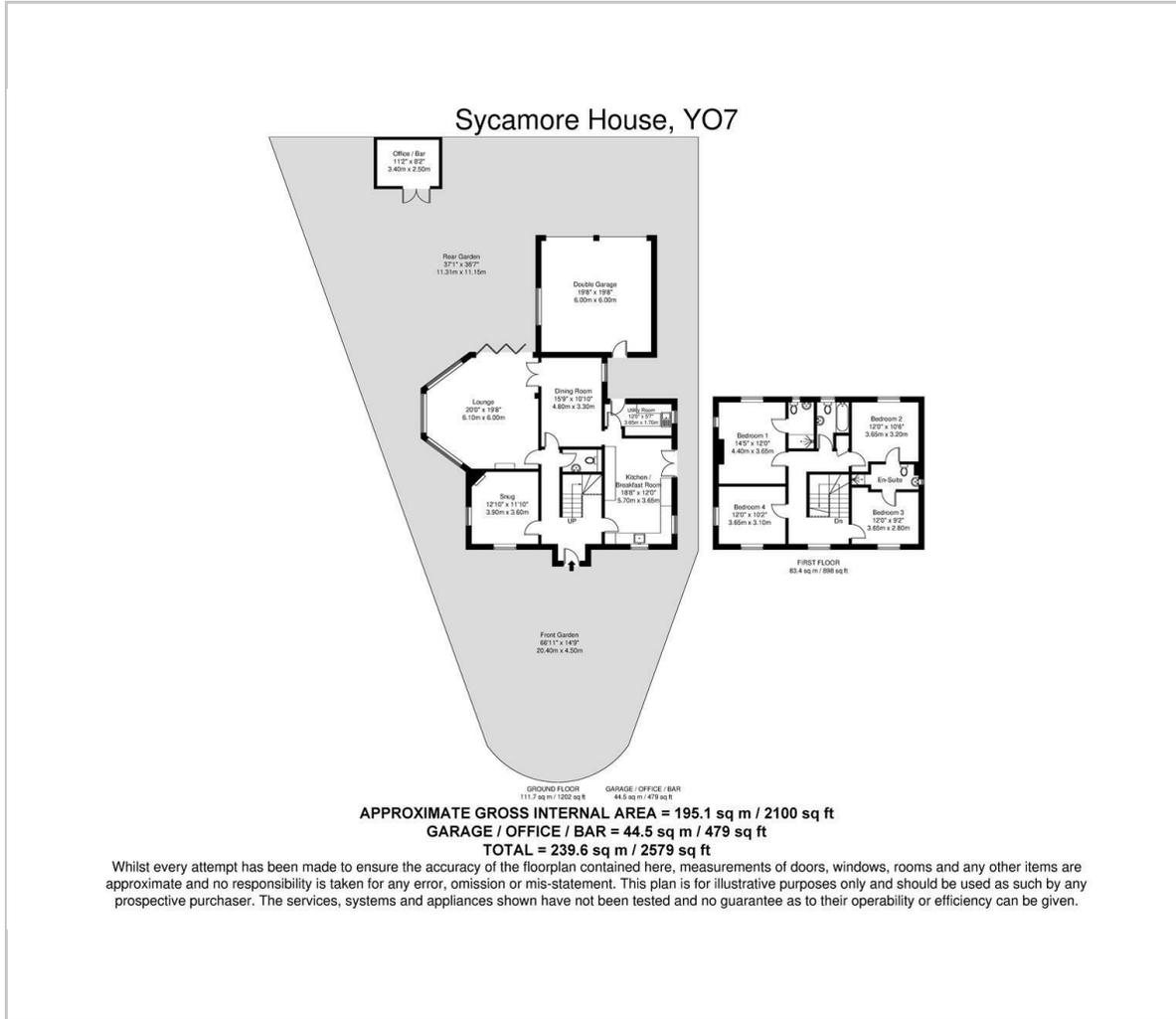
The area has many excellent state and independent schools within easy reach.

SERVICES

Oil Fired Central Heating, Double Glazed Windows.



Floor Plan



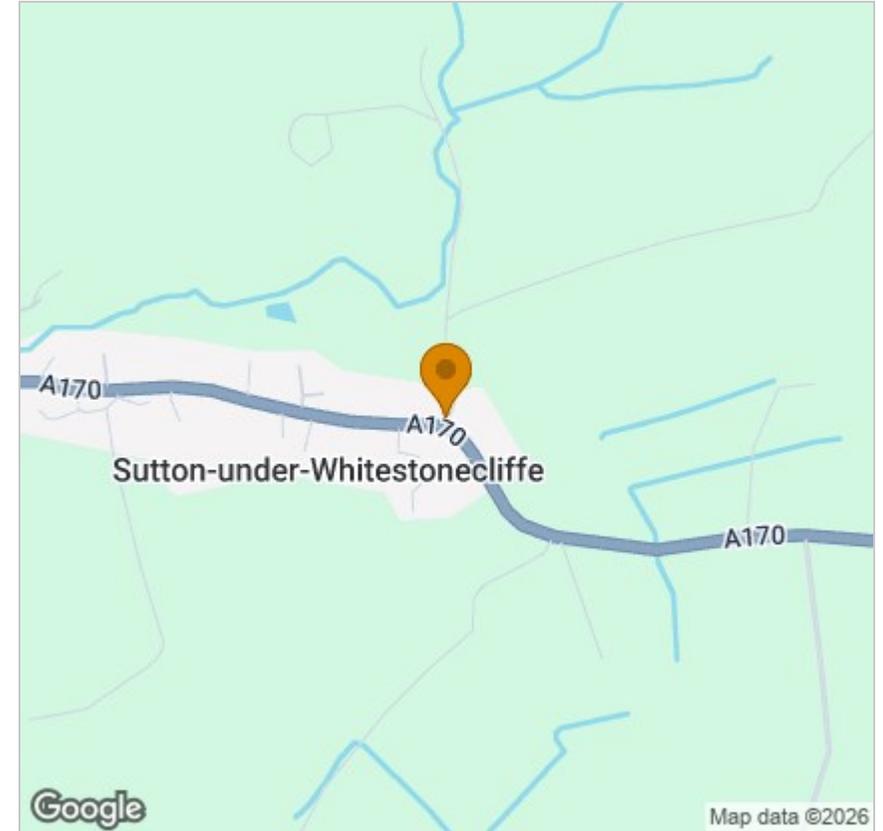
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

