



Sutton Court, Cornmill Walk, Sutton-in-Craven, BD20 7EF

Asking Price £199,950

- FIRST FLOOR, SPACIOUS, WELL PROPORTIONED APARTMENT
- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS
- LOW MAINTENANCE LIVING
- HIGHLY REGARDED AREA OF SUTTON-IN-CRAVEN
- LOCAL SHOPS AND RECREATIONAL FACILITIES
- TWO BEDROOMS
- OPEN PLAN LIVING, DINING AND KITCHEN AREA
- ADDITIONAL COMMUNAL LOUNGE
- SURROUNDED BY BEAUTIFUL COUNTRYSIDE
- VIEWING IS ESSENTIAL

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A particularly spacious and well-proportioned two-bedroom apartment forming part of the attractive Sutton Lodge development, offering an impressive open-plan living, dining and kitchen extending across the heart of the home, two genuinely generous bedrooms and a substantial house bathroom with both bath and separate shower. Set within an imposing stone-built development surrounded by beautifully maintained communal gardens, the apartment offers an excellent opportunity for those seeking comfortable, low-maintenance living without compromising on space.



Council Tax Band: B



PROPERTY DETAILS

A particularly spacious and well-proportioned first floor, two-bedroom apartment forming part of the attractive Sutton Lodge development, offering an impressive open-plan living, dining and kitchen extending across the heart of the home, two genuinely generous bedrooms and a substantial house bathroom with both bath and separate shower. Set within an imposing stone-built development surrounded by beautifully maintained communal gardens, the apartment offers an excellent opportunity for those seeking comfortable, low-maintenance living without compromising on space.

Sutton Lodge creates an excellent first impression, with its handsome stone-built exterior, established landscaped gardens and well-maintained communal areas. Residents also benefit from an impressive communal lounge, providing a comfortable additional space to sit, socialise and enjoy the attractive surroundings.

The apartment itself is approached via the communal hallway, with the private front door opening into a generous central entrance hall. Far more than simply a passageway, its proportions immediately give a sense of the space found throughout the apartment, with doors leading independently to both bedrooms, the bathroom and main living accommodation.

Undoubtedly one of the property's standout features is the superb open-plan living, dining and kitchen. This is an exceptionally generous room with more than enough space to comfortably accommodate substantial lounge furniture alongside a full-size dining table and chairs, without either area feeling compromised.

Large windows bring plenty of natural light into the living area and provide a pleasant outlook towards the greenery beyond. The room offers a wonderful sociable arrangement for everyday living, while its proportions make it equally well suited to entertaining visiting friends and family.

Positioned to one end is the kitchen, which is cleverly incorporated into the room while remaining visually defined from the main living area. It is fitted with an extensive range of wall and base units complemented by generous worktop space, tiled splashbacks, and integrated cooking appliances, with additional space for further appliances. A peninsula provides further preparation and storage space while creating a natural divide between the kitchen and living areas.

Both bedrooms continue the theme of excellent proportions.

The principal bedroom is an especially generous double, comfortably accommodating a large bed alongside substantial freestanding furniture while still retaining plenty of floor space. A large window provides natural light and an attractive leafy outlook.

Bedroom two is equally impressive and is currently arranged with twin beds, demonstrating just how much usable space the room provides. There is ample room for wardrobes, drawers and additional furniture, making this far more than an occasional guest bedroom. Depending on the next owner's requirements, it could equally provide a generous second double bedroom, guest suite or combined bedroom and study space.

Completing the accommodation is the substantial house bathroom, another room where space is certainly not in short supply. Fitted with a panelled bath, separate enclosed shower, pedestal wash basin and WC, the room offers the convenience of having both bathing and showering facilities rather than having to compromise between the two.

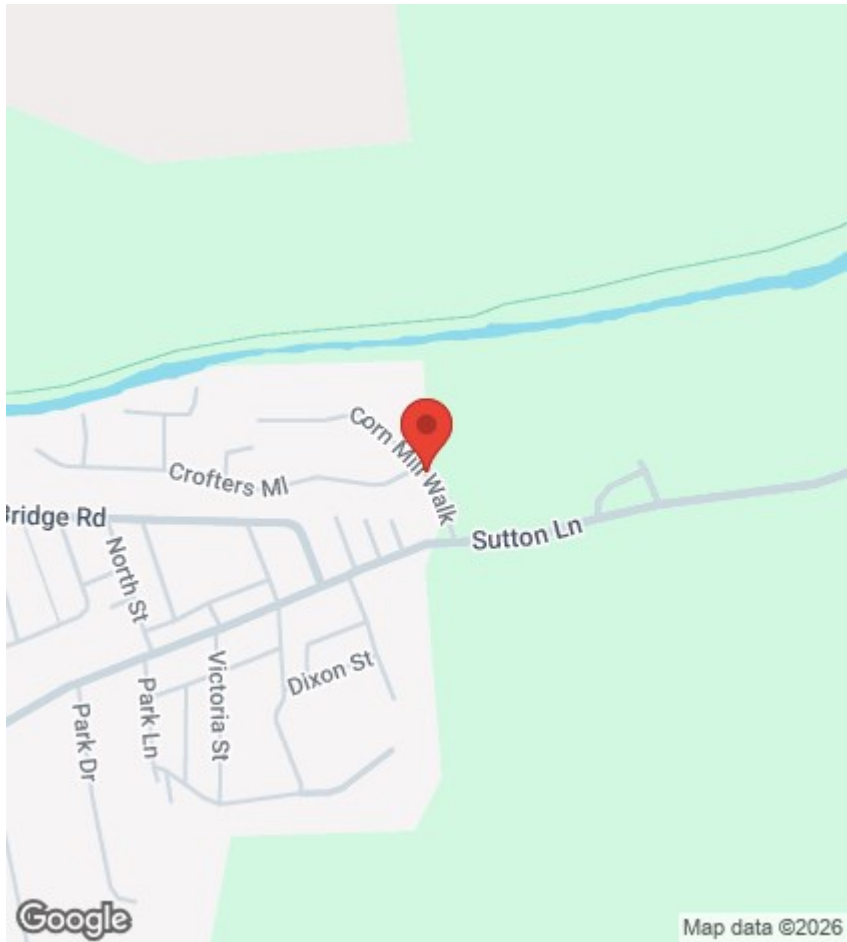
One of the greatest advantages of this apartment is the balance it achieves between generous living accommodation and an easy-to-manage lifestyle. Buyers looking to downsize can retain the furniture, dining space and guest accommodation they are accustomed to, while leaving behind much of the external maintenance associated with a traditional house.

The landscaped communal grounds provide attractive outdoor surroundings without the responsibility of maintaining a private garden, while the additional communal lounge creates a welcoming environment within the development.

Sutton-in-Craven is a highly regarded village surrounded by beautiful countryside yet conveniently positioned for everyday amenities. The village itself offers local shops, recreational facilities and the popular Sutton Park, while neighbouring Cross Hills provides a wider selection of shops and services. Skipton and Kighley are also readily accessible, with the surrounding countryside providing an abundance of opportunities for walking and enjoying the outdoors.

For those considering a move from a larger property, Sutton Lodge could provide a particularly appealing next step. The scale of the rooms means downsizing does not have to mean squeezing into a small apartment: there is space for a proper dining table, generous lounge furniture, visiting family and grandchildren, a substantial second bedroom and a large bathroom, all within a home designed to be considerably easier to manage.

Spacious, comfortable and superbly practical, this is an apartment that really needs to be viewed internally to appreciate just how much accommodation is on offer.



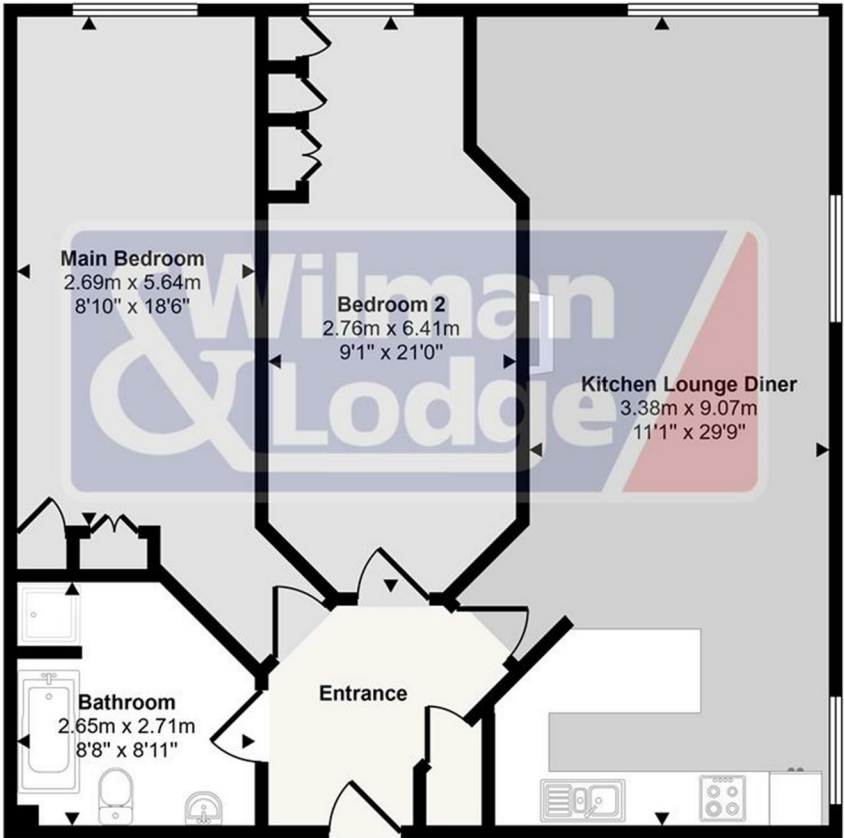
Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(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



Floorplan