

**D**avis  
**L**und

Sutton  
Thirsk  
North Yorkshire  
YO7 2PR

Offers Over £350,000









## Accommodation

A smartly presented three bedroom character cottage located in the charming village of Sutton, extended to the rear and enjoying a lovely setting, with wonderful views and a good size established plot. The accommodation is both spacious and flexible, making it no doubt of interest to a range of potential purchasers.

The village of Sutton-under-Whitestonecliffe is located on the edge of the North Yorkshire Moors national park, whilst Thirsk is approximately four miles away, where an array of shops, schools and amenities are available. The village itself offers a public house and village hall, whilst easy access is available to the A19 and A1, plus the train station with national links from Thirsk.

Through the entrance porch is a good size living room, with exposed beams and an attractive fireplace and log burning stove, whilst stairs rise to the first floor, with a generous under stair storage cupboard. There is an inner hallway with storage cupboard and WC, the double aspect study/family room and the great size open plan kitchen/diner, fitted with a range of units and offering access to the rear garden. The first floor consists of a spacious landing with loft access, a generous main bedroom with a beautiful countryside views and fitted wardrobes, two further well-proportioned bedrooms and the fully tiled house bathroom, fitted with a white suite including bath with shower and glazed screen over. The property is double glazed and it also benefits from oil central heating.

Externally, the property offers established gardens, which wrap around from the front of the cottage, with walled and hedge borders. A gate and pathway lead to the front door, whilst a further path and gate lead to the rear. There is a detached garage and off street parking. Two brick built stores provide additional storage, whilst the rear garden is fully enclosed and it affords a high degree of privacy, coming well stocked with an array of shrubs, plants and trees. An additional garden area comes mostly laid to lawn, again offering high levels of privacy and housing the oil tank.

Properties in this price bracket are rare to market in this sought-after village, an internal inspection is a must, to appreciate the charming accommodation on offer.



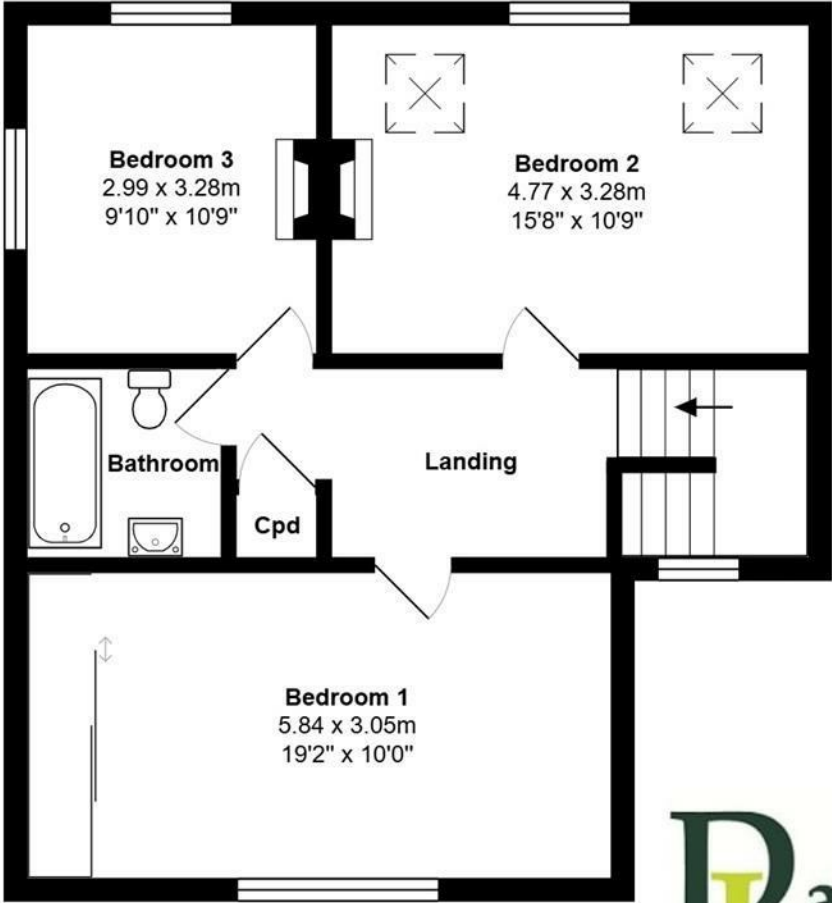
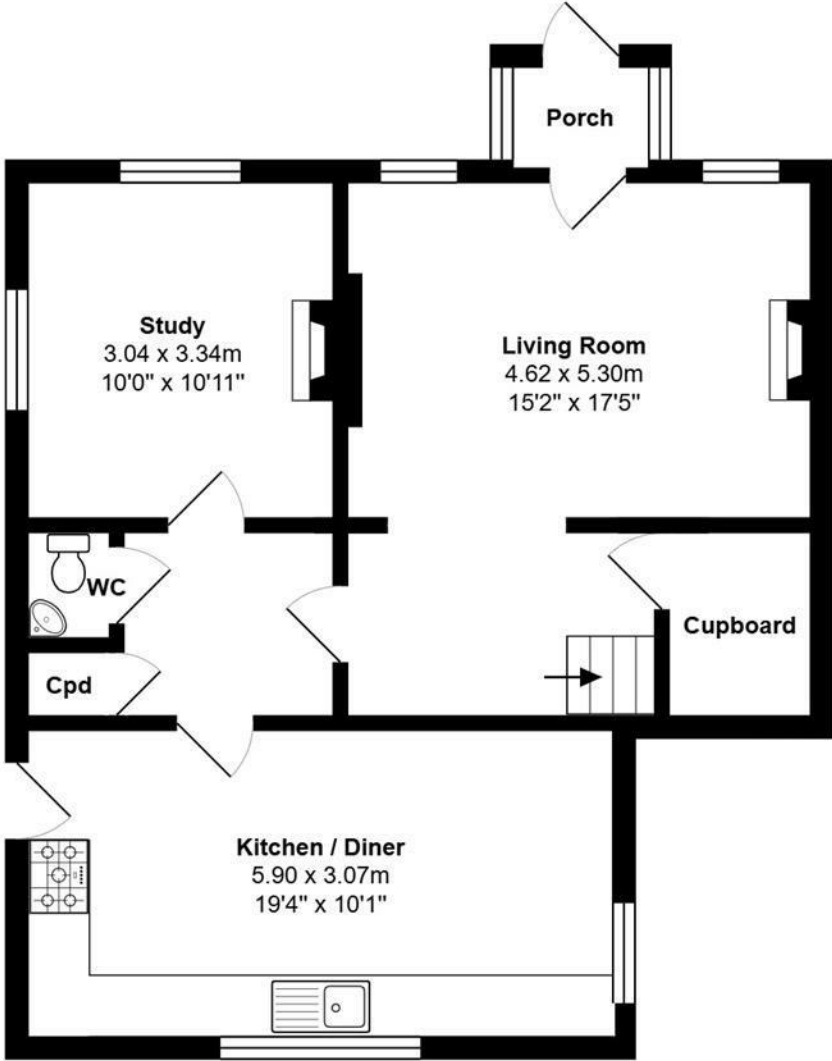








Floorplan

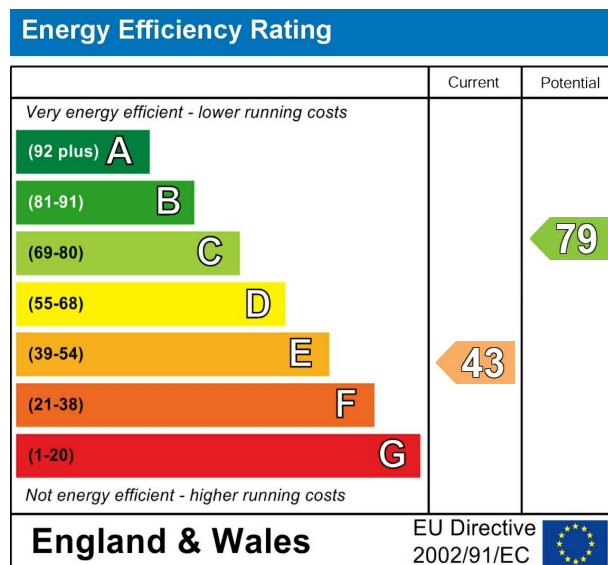








## EPC



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