



## Sand Hutton, York £2,100 Per Month

A fantastic opportunity to rent this detached barn conversion in a stunning countryside setting. Situated in Sand Hutton, around 8 miles from York Centre, the property is immaculately presented and offers spacious accommodation with lovely garden and views.

Pets will be considered.



This lovely property is found on a private farm in Sand Hutton, providing a peaceful and picturesque location.



To the ground floor, the home boasts spacious living spaces, which are filled with character and country charm. The kitchen is entered through a traditional stable door and comprises a range of cream fitted wall and base 'shaker-style' units, with butcher block worktops and cream tiled splashback. Appliances include a washer-dryer, Range style cooker and extractor hood, free-standing fridge freezer and sunken Belfast sink with mixer tap over. In the large kitchen, a dining area provides the perfect setting for family dinners or hosting friends. Exposed beams to the vaulted ceiling and velux roof lights add to the bright and open feel in the kitchen.



The property's living area is a vast space, providing a fantastic sitting room. Standout features of the living space are the exposed brick fireplace, turn style staircase, exposed beams and huge arched windows, allowing for an abundance of natural light flow. Also to the ground floor is a useful boot room and an additional double bedroom, which could be alternatively provide a further living area or home office.



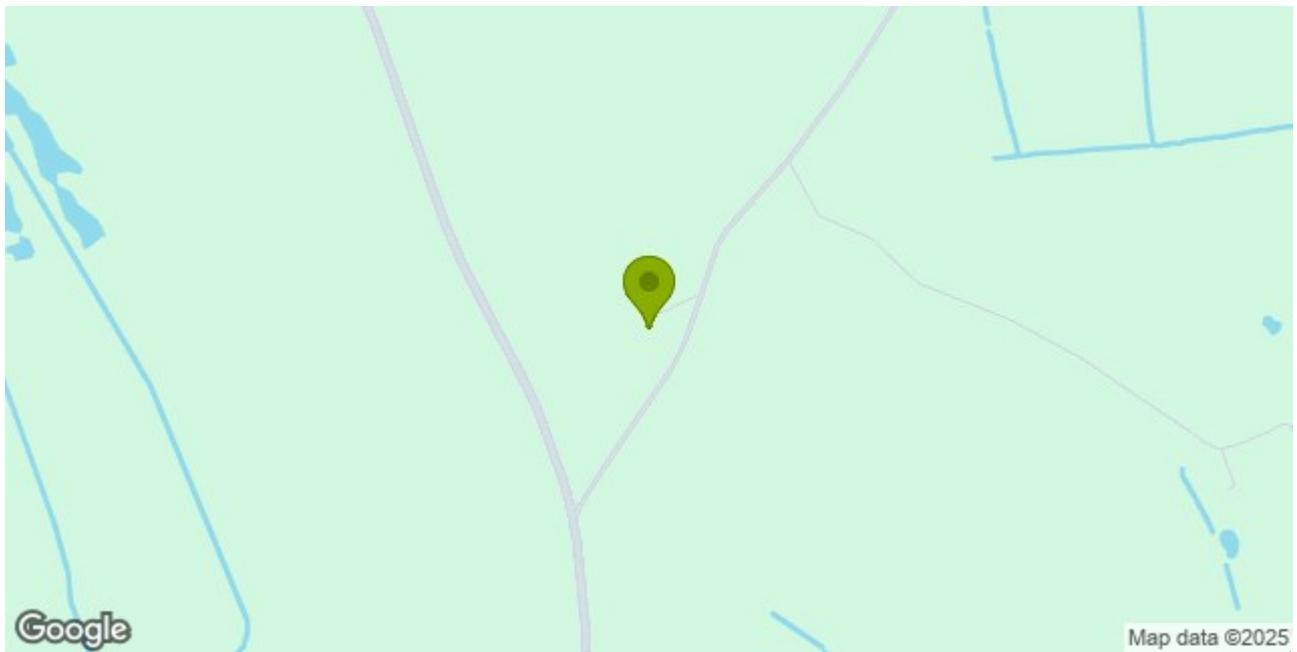
To the first floor, there are three generously sized and well-presented bedrooms, two of which benefit from having their own modern en-suite. Completing the first floor accommodation is the house bathroom, which comprises a stylish three piece suite, having panel bath with handheld shower over, low flush WC, pedestal hand wash basin and heated towel rail.

Externally, the property boasts a large decked sitting area, perfect for al fresco dining. There is a lawned garden to the front of the home, a private driveway and ample off street parking available.

The property also benefits from an electric vehicle charging point.

This is a lovely home in a wonderful setting and is sure to appeal to families and professionals looking to rent. Early viewing is strongly recommended.





### Stephensons

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York Auction Centre	01904 489731
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### Partners

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I E Reynolds BSc (Est Man) FRICS
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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
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### Associates

N Lawrence

