



Carmel Cottage The Green Sutton-On-The-Forest

Sutton-On-The-Forest, YO61 1DR

£259,950

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A PRETTY TWO BEDROOMED MIDTERRACED PERIOD COTTAGE, NESTLED IN A ROW OF SIMILAR PERIOD STYLE PROPERTIES OVERLOOKING THE VILLAGE GREEN, WITH ATTRACTIVE REAR GARDEN AND TWO OFF STREET PARKING SPACES

Mileages: York – 9 miles, Easingwold – 6 miles
(Distances Approximate)

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Reception Lobby, Sitting Room with Bow Window and Feature Working Fireplace, Fitted Kitchen with Dining Area

First Floor Landing, 2 Bedrooms (Master with Attractive Views Across Towards Sutton Park), Family Bathroom/WC

Two Parking Spaces, Rear Courtyard, Good Sized Rear Garden with Patio and Raised Beds

Carmel Cottage is an attractive and well presented period Village Cottage revealing charming accommodation throughout, complemented with good sized garden and pleasant views over the Village Greens towards Sutton Park.

A six panelled entrance door with glazed over light opens to a RECEPTION LOBBY with stairs leading up to the first floor.

A pine panelled inner door opens to the SITTING ROOM with attractive wide Adams style fireplace with living flame open fire and cast surround with a slate hearth flanked by arched alcoves. A multi pained bow window with secondary glazing, overlooks the wide greens towards the walled gardens of Sutton Park.

FITTED KITCHEN WITH DINING AREA stainless steel sink with side drainer adjoining worksurfaces with cupboards and drawers under, freestanding electric cooker with a 4 ring hob, grill and oven under, tiled splash, matching wall cupboards, space and plumbing for a washing machine, rear outlook over a courtyard with gardens beyond. Quarry tiled floor. Wall mounted open shelves. Under stairs storage cupboard with electric boiler. Rear access door to the courtyard garden and path leading to the off street parking and additional garden.

From the entrance lobby, Stairs with handrail lead up to the FIRST FLOOR LANDING.

The MAIN DOUBLE BEDROOM has a cast fireplace and enjoys elevated views overlooking the wide





greens towards the walled gardens of Sutton Hall, walk-in wardrobe cupboard with hanging rail and further range of cupboards.

BEDROOM TWO enjoys a rear outlook towards the rear gardens and woodland.

HOUSE BATHROOM comprises a shaped and panelled bath with electric shower over, wash handbasin and low suite WC with pine seat, tiled floor. Airing cupboard with linen shelves.

OUTSIDE At the rear is a courtyard with a path leading to an area of hard standing with off street parking for 2 vehicles and a delightful garden beyond with an established lawn, patio, summer house and raised beds

Offered with vacant possession this is surely one to look at.

POSTCODE - YO61 1DR

COUNCIL TAX BAND - C

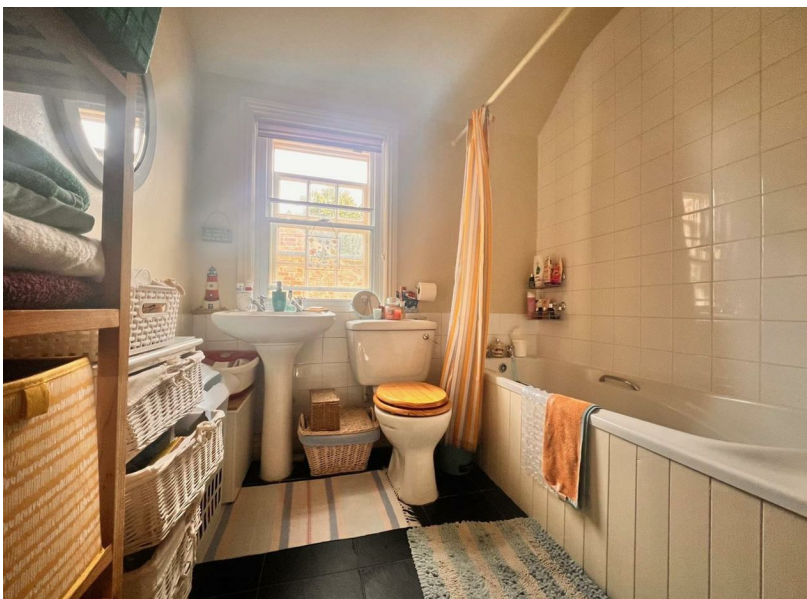
LOCAL AUTHORITY - Hambleton District Council.

LOCATION Sutton on the Forest lies approximately 9 miles north of York, a pretty former estate village which is still dominated by Sutton Hall at its centre. Many of the houses date from the 1700s and front the wide village street and grassed greens. The village has a reputable primary school, a well established popular preschool play group/toddler group, two public houses and bus service, with more extensive facilities available within the Georgian market town of Easingwold some 6 miles away. Sutton on the Forest has long been regarded as a particularly sought after village location.

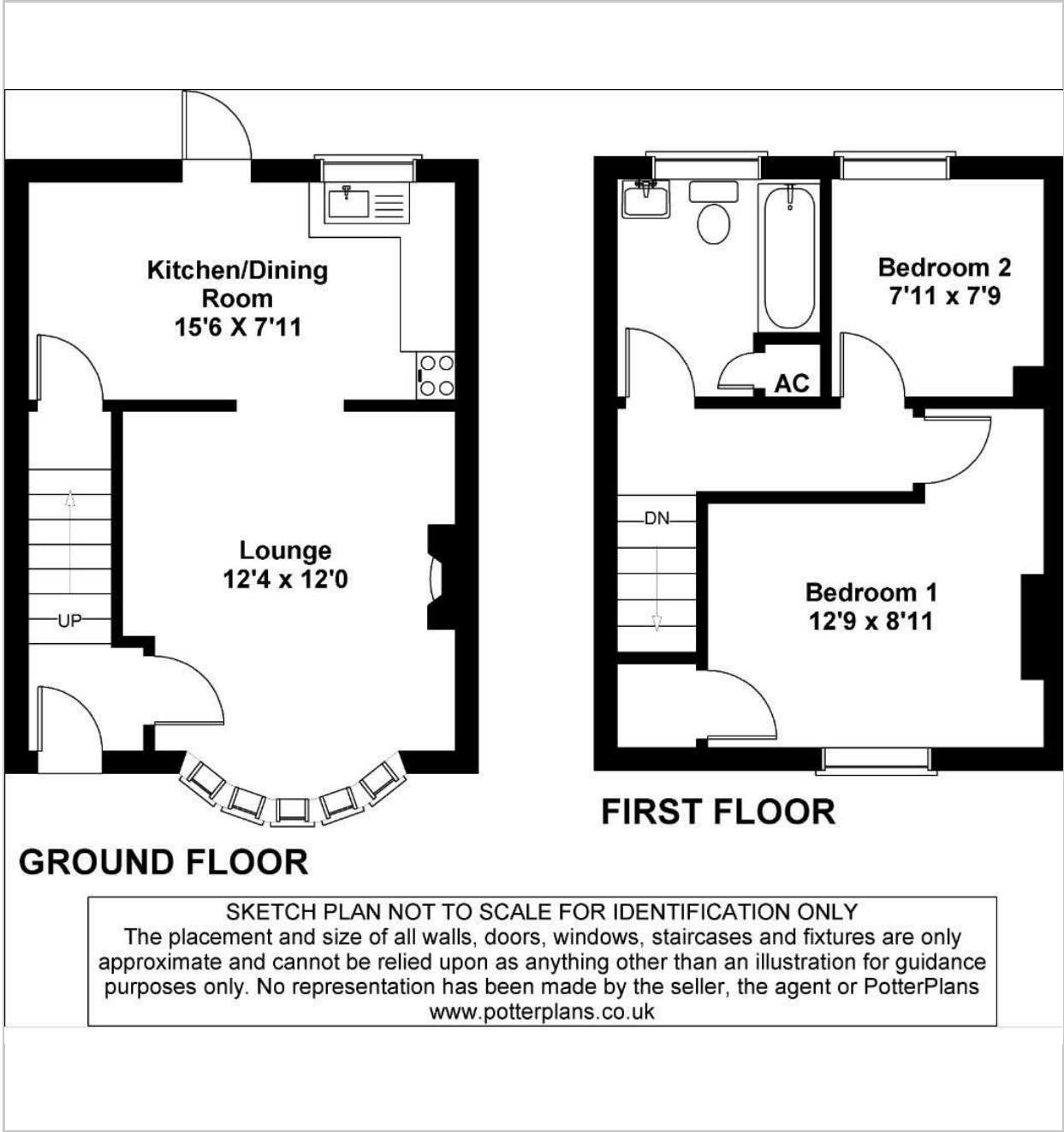
SERVICES - Mains water, electricity and drainage, with electric central heating.

DIRECTIONS From our central Easingwold office, proceed along Long Street, and bear left onto Stillington Road. Continue along the road to Stillington, and turn right signposted Sutton on the Forest. At the mini roundabout, turn right onto Main Street, Sutton on the Forest. Proceed along the Main Street, whereupon Carmel Cottage is positioned on the right hand side, identified by the Churchills For Sale board.

VIEWING - Strictly by prior appointment through the sales agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com



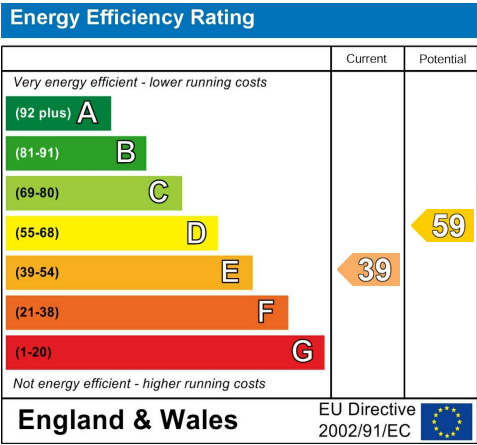
FLOOR PLAN



LOCATION



EPC



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