



Main Street

Sutton-On-The-Forest, York, YO61 1DP

£425,000



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STYLE - Terraced Cottage in Desirable Village
HIGHLIGHTS - Perfect for Buyers Looking to Make a Home Their Own! Two Reception Rooms, Three Beds, Two Bathrooms, Lovely Garden
THREE WORDS - Village. Versatile. Project.

CHARMING COTTAGE TO MAKE YOUR OWN

A much-loved family home, Tobias Cottage comes to the market for the first time in over 40 years; a true testament to the warmth, happiness and memories created within its walls over generations. Positioned in the very heart of Sutton on the Forest, one of North Yorkshire's most desirable villages, this charming double-fronted cottage now offers an exciting opportunity for a new owner to begin their own chapter and create a dream home tailored entirely to modern family living.

Extending to just over 1,500 sq ft, the property offers flexible and versatile accommodation throughout, with excellent scope to reconfigure and enhance the existing layout. There is clear potential to open the kitchen and dining room to create a wonderful open-plan family space, subject to the necessary consents.

STEP INSIDE

Stepping inside, a quirky and characterful entrance hallway immediately sets the tone, complete with an internal viewing window looking through to the sitting room beyond. The sitting room itself is wonderfully generous in size and flooded with natural light thanks to French Doors opening out onto the garden, creating a lovely connection between inside and out.

The dining room can be accessed both from the sitting room and the entrance hall, providing a versatile reception space with ample room for entertaining and family gatherings. With adjoining access to the kitchen, there is exciting potential here to create a stunning open-plan dining kitchen ideally suited to modern living. The kitchen is fitted with a range of wall and base units and a glazed panelled door enjoying pleasant views over the garden.

UPSTAIRS

To the first floor, the principal bedroom is beautifully light and airy, benefitting from dual aspect windows and an en suite shower room. Two further bedrooms are served by a family bathroom, creating ideal accommodation for families, guests or those seeking home working space.

OUTSIDE

Outside, the gardens are a true delight and perfectly complement the cottage's character. Fully enclosed and wonderfully private, the generous outdoor space enjoys a quintessential cottage garden feel, filled with mature hedging, flowering plants and established perennials. A paved terrace provides the perfect setting for alfresco dining and relaxed summer evenings, whilst a timber shed and integral single garage offer useful storage and practicality.

Offered with no onward chain, Tobias Cottage presents a rare opportunity to acquire a charming village home with enormous potential in an exceptionally sought-after setting. A wonderful property ready for a new owner to modernise, personalise and make entirely their own.





LOCAL LIFE IN SUTTON ON THE FOREST

Sutton-on-the-Forest is a charming and highly sought-after conservation village located approximately nine miles north of York city centre. The village offers an excellent range of community amenities, including a well-regarded primary school (rated Good by Ofsted in 2018), a preschool, toddlers' playgroup, church, playing fields, and a children's play area. Residents also benefit from an hourly bus service to York, while the village hall hosts a variety of clubs and societies throughout the year.

The area enjoys a strong sense of community and an active social calendar, with Sutton Park hosting an annual summer festival, alongside the popular Huby and Sutton Agricultural Society Show. Dining options nearby include the highly regarded Italian restaurant, Il Paradiso on the Forest, situated on York Road close to Sutton Park and linked to its sister restaurant on Walmgate in York. Also within the Sutton Park estate is Miss Daisy's tea room and restaurant, a popular local destination that is currently seeking to extend its licence for evening opening.

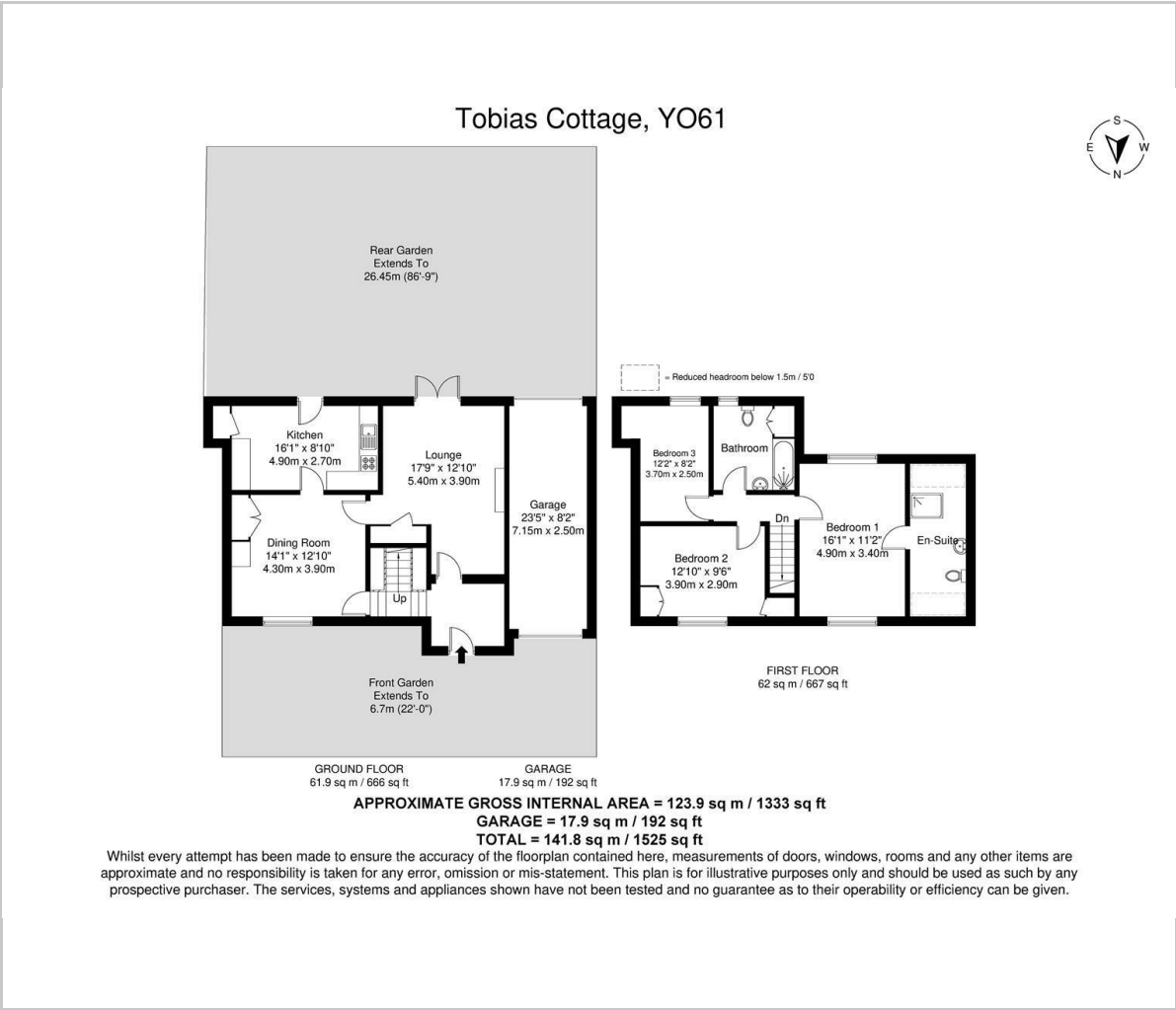
The neighbouring village of Huby, approximately one and a half miles away, provides a range of everyday amenities including a village shop, post office, two public houses, fish and chip shop, Chinese takeaway, and village hall. Stillington, around two miles distant, offers further facilities such as a community-owned post office, two pubs, primary school, doctors' surgery, Indian restaurant, and sports fields.

The attractive market town of Easingwold, located around six miles away, provides an extensive selection of amenities including supermarkets, independent shops, cafés, public houses, a weekly market, post office, bank, veterinary practice, doctors' surgery, dentist, butchers, and a secondary academy school. The town is also home to the Galtres Centre, which hosts a wide range of events, clubs, and societies, while Easingwold Golf Club is situated on the edge of the town.

SERVICES

Oil Fired Central Heating, Mains Drainage.

Floor Plan



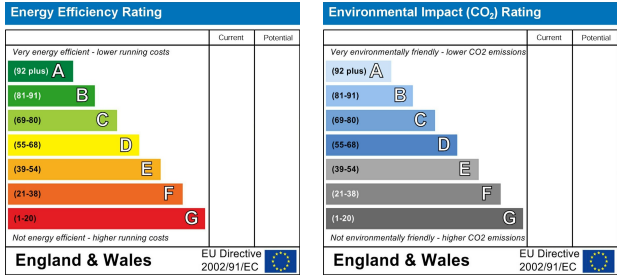
Viewing

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.

Area Map



Energy Efficiency Graph



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