

FULL SUTTON HALL

Moor Lane, Full Sutton, York

FULL SUTTON HALL

Outstanding early Victorian villa with annexe, cottage and outbuildings, standing in large gardens

Stamford Bridge 3 miles • Pocklington 5 miles • York 10 miles • Malton 12 miles

House: vestibule • reception hall • cloakroom/wc • 4 reception rooms
kitchen/breakfast room • back kitchen/utility room • boot room •
study • cellars • principal bedroom suite with dressing room and
bathroom • 3 further bedrooms • 2 house bathroom

Annexe: staircase hall • cloakroom/wc • kitchen/dining/living room
bedroom suite with bathroom

Cottage: kitchen/dining room • sitting room • 2 bedrooms
2 bathrooms (1 en suite)

Coach House: single & double garage • workshop • studio

Greenhouse • 2 driveways • gardens and grounds

In all 1.25 acres

For Sale Freehold



ESTABLISHED 1992

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Approximate Gross Internal Floor Area

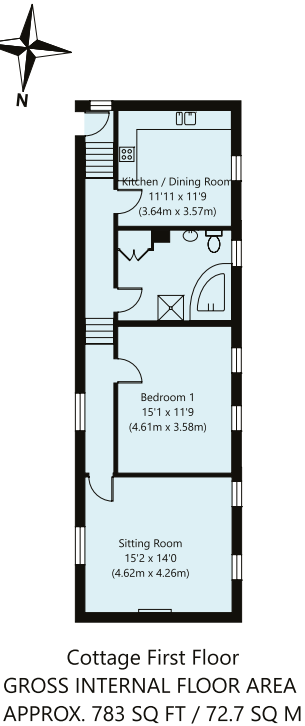
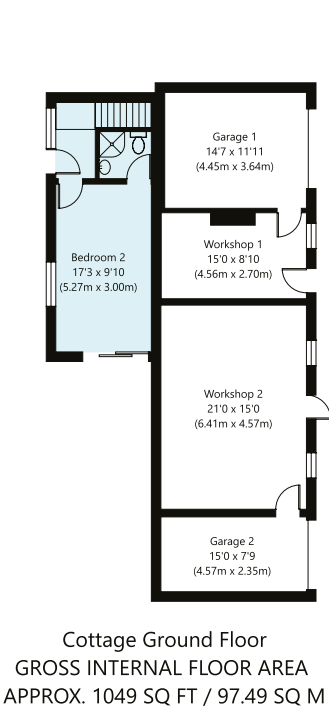
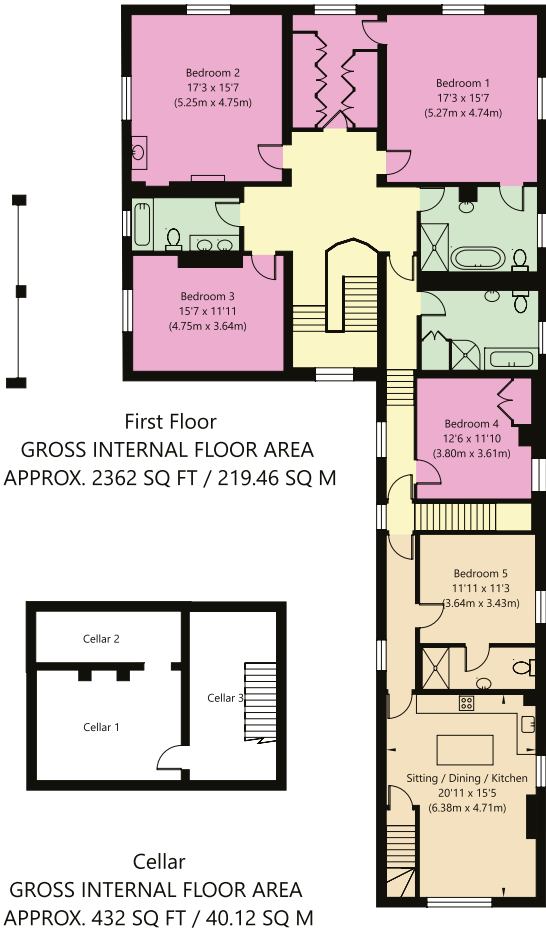
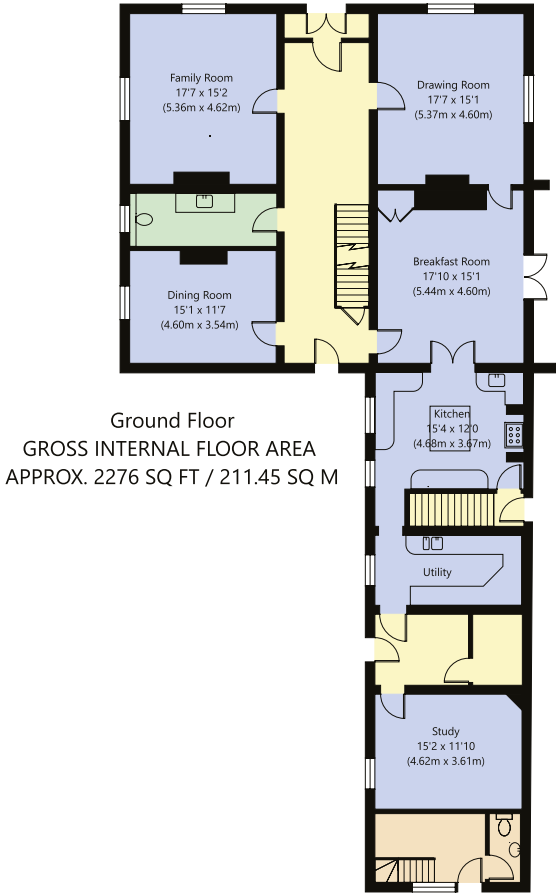
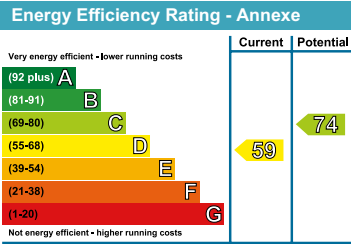
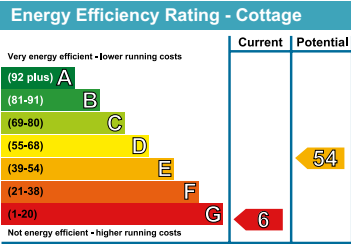
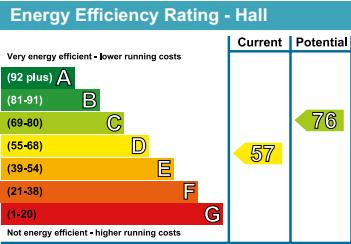
Main House: 4525 SQ FT / 420.4 SQ M (excluding cellar)

Annexe: 683 SQ FT / 63.44 SQ M

Cottage: 1036 SQ FT / 96.22 SQ M (excluding garages and workshop)

Total: 6902 SQ FT / 641.22 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Full Sutton Hall is a handsome detached early Victorian villa standing in extensive gardens and grounds and approached by a long driveway. Built in 1860, the Hall and coach house have been renovated and restored to provide a glorious family house with outbuildings and ancillary accommodation. The annexe and cottage present ideal opportunities for guests, a dependent relative and income generation. The village is well situated being close to the popular town of Pocklington, convenient for the A64 bypass and within easy reach of York city centre.

- Distinguished residence circa 1860 with coach house
- Detached house sitings in 1.25 acres
- The Hall has been fully renovated, restored and updated
- Ancillary accommodation includes an annexe and cottage
- Coach house with outbuildings
- 2 separate driveways – front and back
- 5 miles from Pocklington, 10 miles from York



Tenure: Freehold

EPC Rating: House D rating, Annexe D rating, Cottage G

Council Tax Band: H

Services & Systems: Mains water and electricity. Oil fired central heating. Private drainage. Bottled gas. Gas & electric Aga. 21 roof-mounted EV solar panels. Fibre broadband, superfast.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority: East Riding of Yorkshire www.eastriding.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



This impressive early Victorian house was designed by renowned architect Thomas Pearson and featured in the BBC series 'South Riding', inspired by Winnifred Holtby's novel. A gravelled drive pulls up in front of an imposing doorway with double entry doors that open to a vestibule and 4 ft wide panelled door. The hallway sets the tone for the rest of the house, displaying an ornate ceiling and wide turning staircase with polished handrail and iron balustrades. An abundance of internal features includes floors with mellow oak boards and huge stone flags, cast iron radiators and handsome working fireplaces on both floors. Complementing the lofty ceiling heights are elegant architraves, panelled doors with brass knobs, tall sash windows, picture rails, deep skirting, ornate cornicing and distinguished mouldings on walls and ceilings.

The renovation of Full Sutton Hall has been hugely successful, sympathetic to the age and status of the property, and the interiors have been recently decorated using a carefully selected colour palette from Farrow & Ball. There is a contemporary kitchen (2019) and all bathrooms have contemporary or restored 'John Bolding & Son' and 'Vernon Tutbury' heritage fittings. Thirty windows have been replaced in the main house, many featuring bespoke louvre shutters, and fourteen replaced in the coach house, all in keeping with the original design (Victorian cream uPVC).

The kitchen/breakfast room with its window seat is connected to a delightful, cosy family room with stone flags, original tall storage cupboards, a massive 12.5kw output log-burning stove and glazed doors that open west onto a covered garden terrace.



The modern fitted kitchen has curved granite worktops and splashbacks, an island with small breakfast bar, a range cooker recessed in the old kitchen hearth and a Quooker tap providing 100°C boiling water, filtered chilled and sparkling water. Behind lies the prep room/back kitchen also with granite worktops and a sink, space for a large fridge/freezer and a traditional walk-in corner pantry. A plant room holds the boiler and batteries for solar panels and a large boot room/cloaks area provides crucial family space for country living.

Two elegant reception rooms flank the central hallway, both double aspect, and there is a formal dining room. The sitting room with its decorative ceiling and frieze has a fireplace with tiled slips and the original mirrored overmantel housing a wood-burning stove. The drawing room has wall mouldings beneath the picture rail and a gas fire housed in a traditional fireplace. On the far north wing near an external door is the large home office. Accessed from the hall are also the cellars comprising three storage rooms with approx. 6 ft ceiling heights, power and light.

The central staircase passes an arched window of stained glass on the half landing and rises to a grand first floor landing that accesses three double bedrooms and a bathroom. A further guest bedroom and bathroom lie on the northern wing behind a panelled door. The principal bedroom suite comprises a large double aspect bedroom with Heritage sanitaryware, an en suite bathroom and a fully fitted dressing room.

Annexe

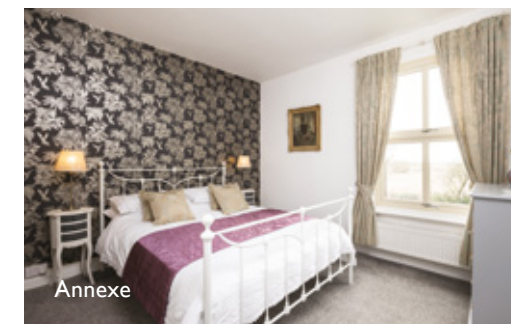
The annexe is arranged over two floors and is attached to the north wing of the main house. It has been stylishly renovated and recently decorated, has an open plan kitchen/dining/living room and a bedroom with en suite bathroom. Although connected to the main house via a secure door, it benefits from an independent entrance, enclosed garden with large jacuzzi hot tub under a canopy, a parking area and drive. The annexe is currently run as a holiday let. Annual turnover and occupancy rates can be made available upon request.







Annexe



Annexe



Cottage

Cottage

The two-bedroom cottage which has been developed from part of the original coach house has previously been let as an AST and, more recently, has provided self-contained accommodation for extended family. The cottage is arranged over two floors, has its own enclosed garden with fruit trees and an allocated parking area. It is currently vacant and would benefit from some updating.

Outbuildings

The coach house dates from 1860 and now provides garaging to the main house as well as a workshop and studio room with fireplace. All open onto the secure courtyard situated at the rear of the house. The double and single garage both have electric roller shutter doors, light and power. The courtyard is laid with tarmac and fully enclosed with secure wrought iron gates on opposing sides.

Gardens and Grounds

Full Sutton Hall stands in gardens and grounds that extend to 1.3 acres, approached by driveways from the north and south. The main approach is from the village street where timber gates open to a long, gravelled driveway that sweeps in front of the house. Ornate wrought iron double gates give access to a private courtyard area at the rear providing ample parking and garaging. The secondary driveway, which approaches from the north, gives direct access to the cottage and annexe as well as to the courtyard via double wrought iron gates. The gardens surround the house and are predominantly laid to lawn, scattered with a variety of mature trees which include specimen sequoia, oak, ash, beech and copper beech, and including a garden pond with a decked terrace.



Cottage



Environs

Full Sutton is a small village that lies some ten miles east of York city centre. It has a gym, discounted for residents, and a regular bus route connecting to York (current schedule has a final bus at 11pm from York railway station), with a selection of primary schools nearby. The village is served by the market town of Pocklington with its thriving high street, supermarkets, flourishing Arts Centre, glorious parkland gardens, leisure centre and schools, including an independent school. Neighbouring Stamford Bridge provides a good range of local shops, cafés, pubs and services including a health care centre and swimming pool. Full Sutton offers easy access to the East Coast via the A166 as well as to York/A64 bypass connecting to Leeds and the A1(M).

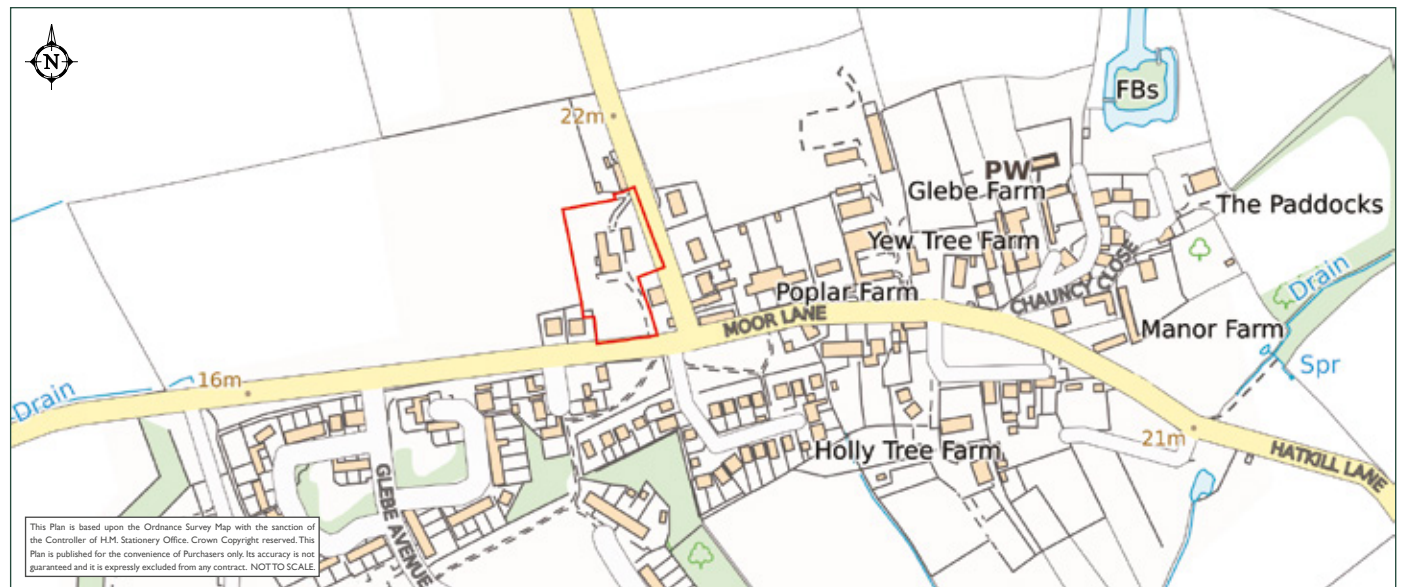
Directions

From York, heading in from the north, turn right at the first junction on to Moor Lane and the main gates to the property can be seen on the right hand side, as denoted by the For Sale board.

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Viewing

Strictly by appointment.



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