



## Carr Lane, Sutton-On-The-Forest, York Asking Price £525,000

\*\*\*\*FINAL AND BEST BIDS TUESDAY 13th AT 12NOON\*\*\*\*

House - £525,000

Building Plot - £250,000

A substantial detached house located in one of the region's most sought after village locations with adjoining plot having outline consent for a single detached dwelling.





## Lot 1 - Detached House

### Accommodation

An ideal opportunity for extended families and property developers to acquire this substantial detached family house with adjoining building plot which is being offered for sale with both vacant possession and no onward chain.

Internally, the property is entered at the front via a panelled front entrance door into a spacious reception hall having a staircase leading to the first floor accommodation. There is a double radiator in addition to a glass panelled rear entrance door leading out on to the gardens beyond.

Crucially, the property benefits from a downstairs cloakroom, having a low flush WC in addition to a bracketed wash hand basin with tile splashbacks. There is a single radiator and mounted alarm control panel.

The principal reception room is a spacious living room having a feature open fireplace set on a marble hearth with Adam style surround and mantle. The lounge features exposed flooring, a beamed ceiling, double radiator and television aerial point.

The property has a snug/study again with exposed flooring, single radiator and television aerial point.

There is a separate dining room in addition to the open plan breakfast kitchen which has a range of built-in base units to three sides with laminated worktops incorporating a circular polycarbonate sink unit with drainer. There is an additional range of matching high level storage cupboards with ceramic tile splashbacks. Included within the kitchen is an integrated Neff electric oven and warming tray with separate four-point electric hob unit with extractor canopy above. There is a fitted breakfast bar, double radiator and integral garage access.

The first floor landing has a double radiator and gives access to all the first floor accommodation.

The master bedroom has two separate walk-in wardrobes in addition to a double radiator and leads through to the en-suite bathroom, having a low flush WC, wash hand basin and inset panelled bath.

Bedrooms two, three and four are all spacious double rooms each with built in wardrobes, sash casement windows and radiators.

Bedroom five is a flexible room being accessed through bedroom two and could easily be converted to a games room or studio.

The internal accommodation is completed by a house bathroom, having a three piece suite comprising a low flush WC, pedestal wash hand basin and inset panelled bath with tiled splashbacks.

### To the Outside

The property is accessed directly off Carr Lane onto a gravelled front driveway which continues through a gated entrance onto a substantial front hardstanding, providing off street parking for numerous motor vehicles and in turn giving access to the integral double garage which has a remote activated garage door and is equipped with electric light and power.

The garage also houses the oil fired central heating boiler. Adjoining the side elevations of the property are substantial flagged stone patios, providing ample space for freestanding garden furniture.

Additionally, a flagged patio runs across the entirety of the rear elevation with a separating dwarf wall overlooking the rear garden which is comprehensively laid to lawn.

The property enjoys a side aspect across open fields.

### Lot 2 - Building Plot

Included within the existing title of the property is a spinney/orchard within which planning consent has been granted for the erection of a single detached dwelling. The access to the property will become shared, servicing both the existing house and the dwelling that is to be created. The house and the building plot can be sold as a whole or in two separate lots.

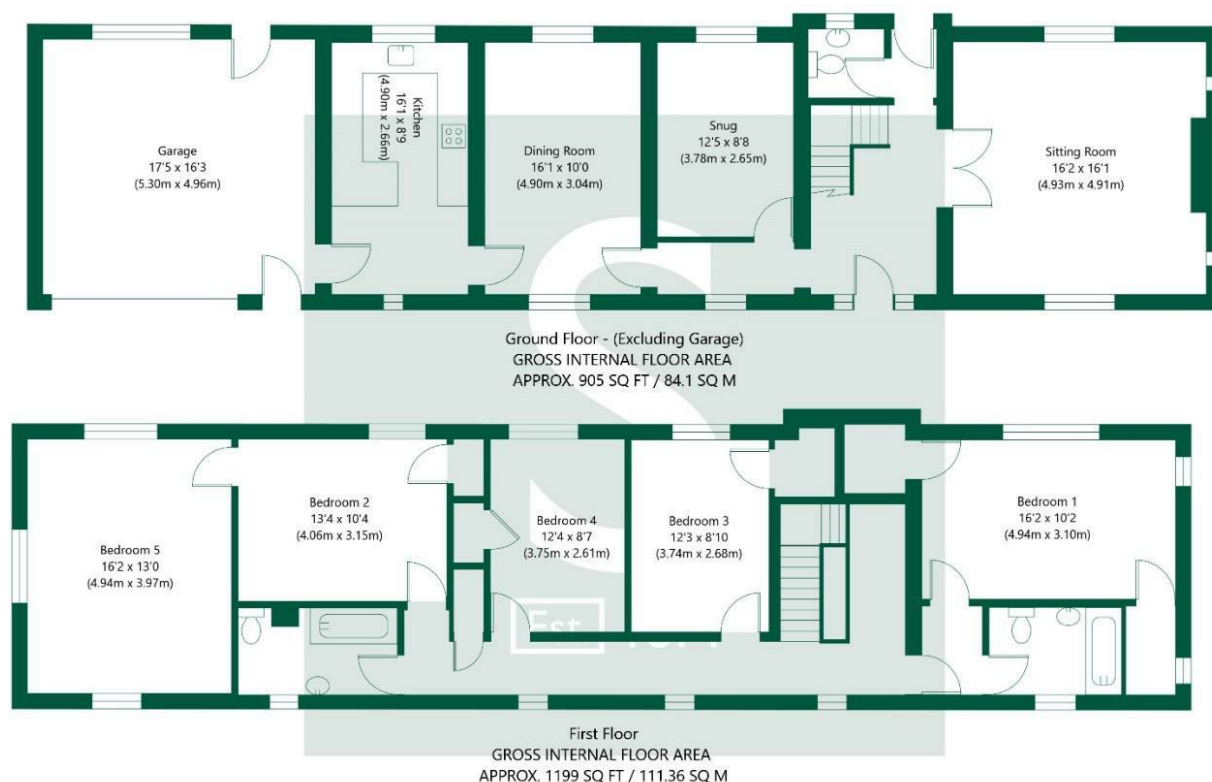
### Planning

By Decision Number 20/02685/OUT, Outline planning consent has been granted for the erection of a single detached dwelling set in mature gardens.

Architects plans and the Decision notice is available through the selling agent or for download from the Hambleton District Council open access portal site.

<https://planning.hambleton.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QKMC0UHUGQW00>

# Carr lane, Sutton on Forest, York, YO61 1EB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2104 SQ FT / 195.46 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2021



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
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  
J C Drewniak BA (Hons)

## Associates

CS Hill FNAEA  
N Lawrence

