



HUDSON
MOODY

Orchard Cottage Main Street, Sutton On Derwent, York YO41 4BT



A CHARMING GRADE II LISTED PROPERTY WITH BEAUTIFUL GARDENS.

This handsome 2/3 bedroom detached cottage, which has been under the same ownership for the past 23 years, is packed full of charm and character including many nooks and crannies, low beamed ceilings and open fireplace.

Accommodation: Kitchen -- Dining Room -- Snug -- Rear Hall + Coats Cupboard -- WC -- Living Room. 1st Floor: 2 Bedrooms + Dressing Room (or 3rd Bedroom) -- Office -- House Bathroom - Airing Cupboard.

Outside: A five bar timber gate enters into an extensive gravel driveway providing off road parking for several vehicles; beside which is a brick built garage with electric roller door incorporating workbench with versatile office/hobby room over. There is also a useful utility room attached to the garage with storm porch over. The beautifully front and rear generous sized lawned gardens are enclosed by a combination of hedge and fenced boundaries; flanked within with well stock established borders including a good variety of rose and chrysanthemums plants, plus apple tree. Additional timber framed garage plus 4 timber storage sheds. Greenhouse. Paved patio.

In summary: a highly versatile character cottage likely to appeal in particular to garden lovers and those that require good external storage facilities/garaging.

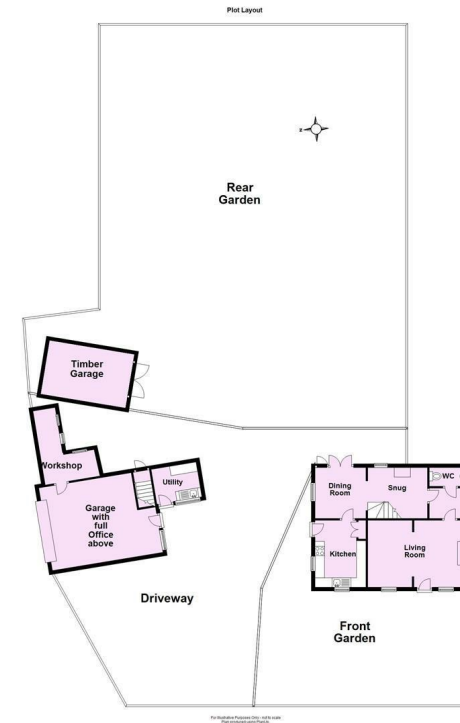
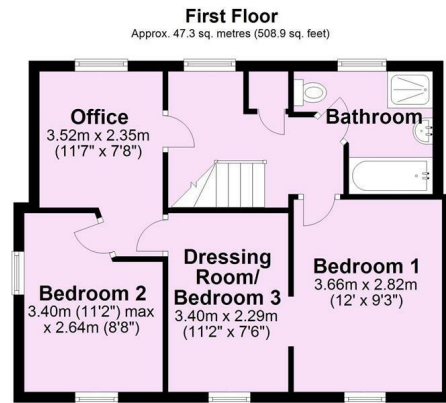
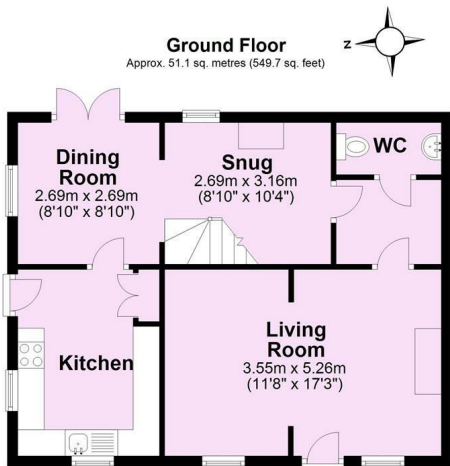


- Lovely Detached Character Cottage
- 2/3 Bedrooms
- Highly Regarded Village
- Beautiful Front + Rear Gardens
- Garage with Office Over + Separate Timber Frame Garage
- External Utility Room
- Kitchen. Dining Room
- Snug. Ground Floor WC. Living Room
- House Bathroom

Offers Over £450,000

Tenure: Freehold





For illustrative Purposes Only - not to scale
Plan produced using PlanUp.



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IMPORTANT NOTICE

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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