



Sutton-on-the-Forest, York

£995,000

Stephensons
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Main Street,
York YO61 1DP

Est. 1871

£995,000

An elegant and distinguished 4 bedroom period property rich in both atmosphere and charm, set within half an acre of idyllic gardens and grounds backing on to Sutton Park and occupying a prominent position along a picturesque village Main Street just 6 miles from both the vibrant market town of Easingwold and the historic city of York.

With origins dating back as far as the mid 1700's, Park House is believed to have been a farmhouse until the 1940's and was comprehensively renovated in the 1950's by a former owner of the adjoining Sutton Park country estate. During the renovation, the property was enhanced with a remarkable collection of period features salvaged from a Scottish castle and a Highlands shooting lodge. These distinctive additions include the pillars at the front and rear doors, the striking cast iron staircase adorned with a motif associated with the Royal House of Douglas, the wide stripped pine internal doors and the elegant panelling in the sitting room, all of which contribute to the home's exceptional sense of history and character.

A breathtaking reception hall with a magnificent staircase sets the tone for this elegant home with a glazed door inviting you out into the south facing rear garden and a stripped pine period door leading into a charming dual aspect sitting room with delightful garden views, a gas-fired stove and an ornate polished timber block floor believed to have been inspired by a ballroom floor in a Paris hotel, assumed to have been The Ritz. The spacious living room provides a wonderful setting for relaxation and entertaining, featuring an open fireplace, built-in storage and display unit and further views across the rear garden.

The beautifully appointed dining kitchen is fitted with generous cabinetry and extensive quartz worktops complemented by integrated appliances including a fridge and dishwasher. There is also the option, by separate negotiation, to purchase a dual-fuel (gas and electric) four-oven Aga range cooker. Leading off the kitchen is a well proportioned "bootility" room offering freestanding appliance space, an integrated microwave, additional



Tenure: Freehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 76 Mbps* download speed
 EPC Rating: E - 44
 Council Tax: G - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



storage and a door to the rear garden, together with access to a stylish shower room with underfloor heating.

The impressive 40' (12.19m) first-floor landing gives access to a generous triple aspect principal bedroom with period fireplace and rear garden views, 3 further double bedrooms (1 with a period fireplace and 2 enjoying garden views) and 2 attractively appointed bathrooms complemented by a separate WC.

Additional features include oil fired central heating system, a mix of single and secondary glazed sash windows and drop-down ladder access from the landing to 2 separate loft storage areas.

In total, the property stands within gardens and grounds of approximately half an acre with the front garden being mainly laid to lawn onto the village's picturesque Main Street and the larger than average south facing walled rear garden benefitting from a truly enviable wooded backdrop, courtesy of the breathtaking Sutton Park country estate situated immediately behind Park House.

A versatile detached brick built outbuilding, currently arranged as a home office is conveniently positioned just a short walk from the utility room's back door and a full width shingle and stone flagged sun terrace spans the rear of the house, enjoying views across the rear garden. Steps rise to a formal lawn with established flower and shrub borders complemented by a central pathway leading to an ornate wrought iron gate. Beyond lies a second drive and an idyllic wildflower and woodland garden, offering a delightful sense of privacy and seclusion.

To the left hand side of the property, a walled gravel driveway provides parking and leads down to double gates opening onto a second drive. This in turn gives further parking and access to a detached double garage with remote controlled door. It should be noted that there is a public footpath crossing a section of the initial part of the driveway prior to reaching the double timber gates.

AGENTS NOTE

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2576 SQ FT / 239.39 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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