



**SANDHILL LANE, SUTTON ON DERWENT, YO41**  
**OFFERS OVER £1,000,000**

**Carter Jonas**

# SANDHILL LANE, SUTTON ON DERWENT, YO41 4BX

Cherry Farmhouse is a generous and well-proportioned modernised detached property which stands well back from the village road with pleasant views to the rear across its own land and beyond. The house has been significantly upgraded by the current owners who have added a large contemporary extension creating an superb family home in a very popular location.

The house benefits from a range of reception rooms which are versatile and offer an abundance of natural light these include a sitting room with log burning stove, snug and a useful study ideal for those looking to work from home. The high specification kitchen with corner bifold doors is a particular highlight benefitting from an island counter and high tech culinary features including 2 Neff ovens, 2 warming trays, multi cooker/microwave, Fisher and Paykel fridge freezer with water dispenser and Caple wine cooler. There are three double bedrooms on the first floor with the principle offering a walk in wardrobe and stylish shower room in addition to the family bathroom. There is an additional bedroom on the ground floor with ensuite shower room perfect for families looking for multigenerational living, this bedroom is currently being utilised as a successful holiday let.

The extra features and well thought through design are that make this house truly exceptional and practical for modern family living these include full CCTV and house alarm, theatre and ceiling speakers in the games room and kitchen, USB plug sockets in selected areas, infrastructure for external lighting and TV ports in all the bedrooms.

The property is approached via electric gates leading to a gravelled driveway which leads to a parking area to the side and front of the house in addition to the detached timber double garage. The gardens extend to 3 sides and are predominantly lawned, with hedged boundaries interspersed by mature trees. In addition to the gardens there is a patio and decking area perfect for entertaining and al fresco dining. Beyond the garden there is grassland which extends to approximately 2 acres, bound by fencing and mature hedges. Externally the property also benefits from a timber stable/workshop block and a Dutch barn.

Sutton on Derwent is a very popular village with excellent local facilities including a popular pub The St Vincent Arms, a post office, a vibrant village hall, a tennis club and a primary school. It offers easy access to Queen Margaret's and Pocklington School, with further excellent schooling in York, just 8 miles away. York railway station offers mainline travel in under 2 hours and the village is just a short drive from the A64 providing direct access to Leeds and the A1(M).

Agents note: Please photos were taken in Summer 2021

Overage clause: ask agent for further information

**TENURE** Freehold

**LOCAL AUTHORITY**

**EPC BAND** F

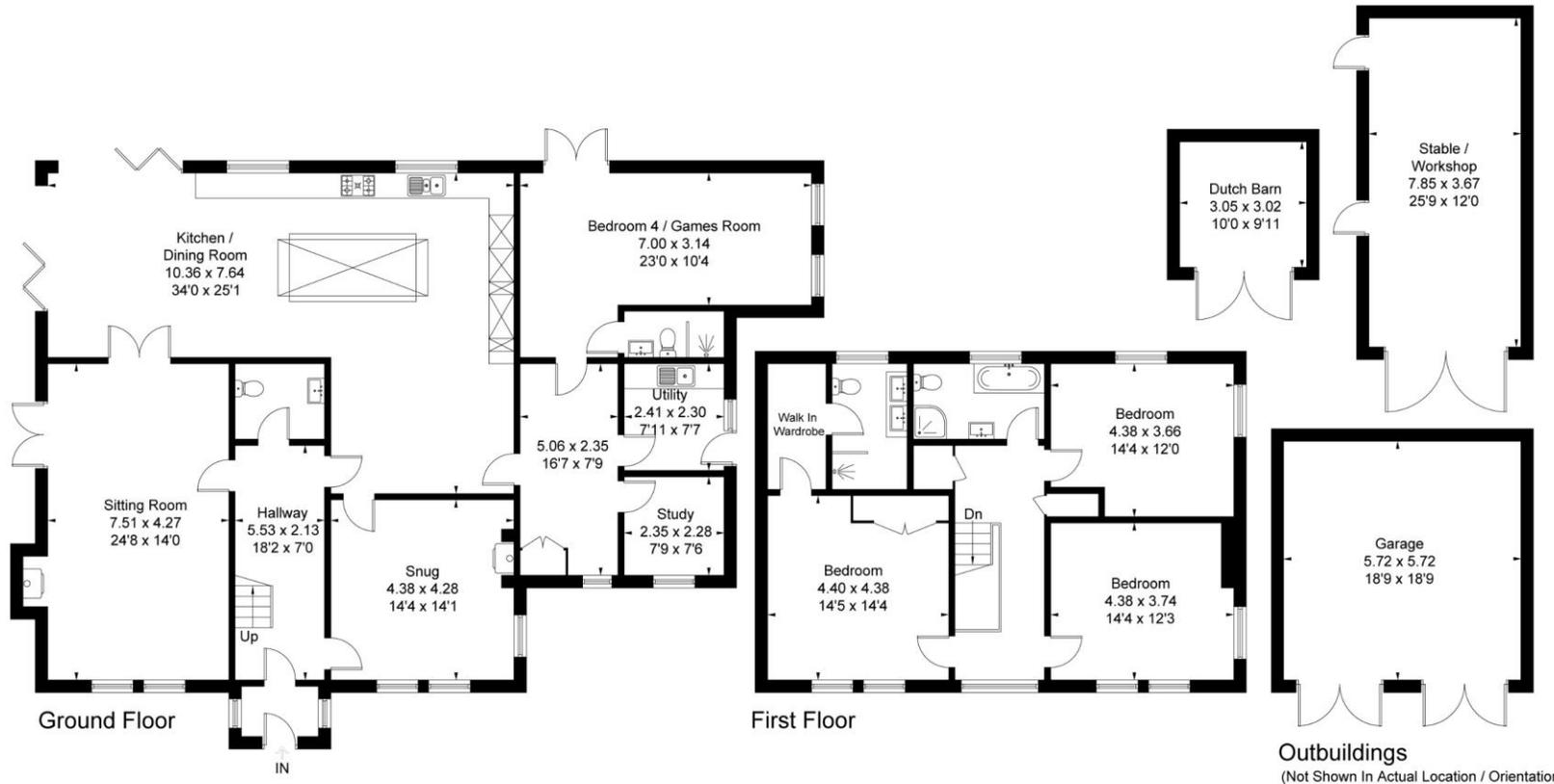
## AN IMPRESSIVE EXTENDED AND MODERNISED DETACHED HOUSE WITH LARGER THAN AVERAGE GARDENS, LOCATED IN A POPULAR VILLAGE NEAR YORK







Approximate Area = 278.3 sq m / 2995 sq ft  
 Outbuildings = 70.2 sq m / 756 sq ft  
 Total = 348.5 sq m / 3751 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 284116

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**IMPORTANT INFORMATION**

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