



**Dove Cottage Carr Lane  
Sutton On The Forest York, North Yorkshire YO61 1EB**

**Guide price £325,000**

A SMALL EXCLUSIVE DEVELOPMENT OF JUST FIVE HOMES  
SITUATED WITHIN THE SOUGHT AFTER VILLAGE OF SUTTON ON THE FOREST  
STYLISHLY APPOINTED BY A QUALITY INDEPENDENT BUILDER  
WITH A 10 YEAR HOME BUYERS WARRANTY

THIS SMALL DEVELOPMENT IS SOMETHING OF A RARE FIND.  
DOVE COTTAGE IS AN 883 SQFT END TERRACE WITH TWO BEDROOMS, OPEN PLAN LIVING  
AREA AND PARKING FOR TWO CARS  
AIMING TO BE COMPLETED SEPTEMBER 2024

# Dove Cottage Carr Lane, Sutton On The Forest York, North Yorkshire YO61 1EB

## DESCRIPTION

Nestled within the quintessentially British village of Sutton On The Forest. This small development really is something of a rare find.

Set within stunning grounds that provide a sense of being in the open countryside and all that nature has to offer yet walking distance from the village centre

## KEY FEATURES

Private off street parking for two cars at the rear incorporating 32 Amp Electric car charging point

### LAYOUT

Front door leading to central hallway and ground floor cloakroom (WC) and storage.

Stunning open-plan living family-diner with tri-fold doors leading to east facing terrace and private enclosed garden with views to open countryside.

Kitchen with integrated appliances

Master bedroom with ample space for wardrobes (optional extra).

Second double bedroom

Further store room off the landing.

House bathroom with bath and separate shower.

Air source heat pump and underfloor heating to the ground floor – with radiators to the first floor

## LOCATION

Rarely do opportunities such as this arise in Sutton On The Forest, a pretty former estate village which is still dominated by Sutton Hall at its centre. Many of the houses date from the 1700s and front the wide village street and grassed greens. The village has a reputable primary school and bus service with more extensive facilities available within the Georgian market town of Easingwold some 4.5 miles away. Sutton on the Forest has long been regarded as a particularly sought after village location. Strensall is only a short distance away, providing access to shops and supermarkets, while Monks Cross and the Vanguard Shopping Park offer a wider range of options. York City Centre is less than 10 miles South with its mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than two hours to Kings Cross.

## AGENTS NOTE

### IMPORTANT NOTE TO POTENTIAL PURCHASERS

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

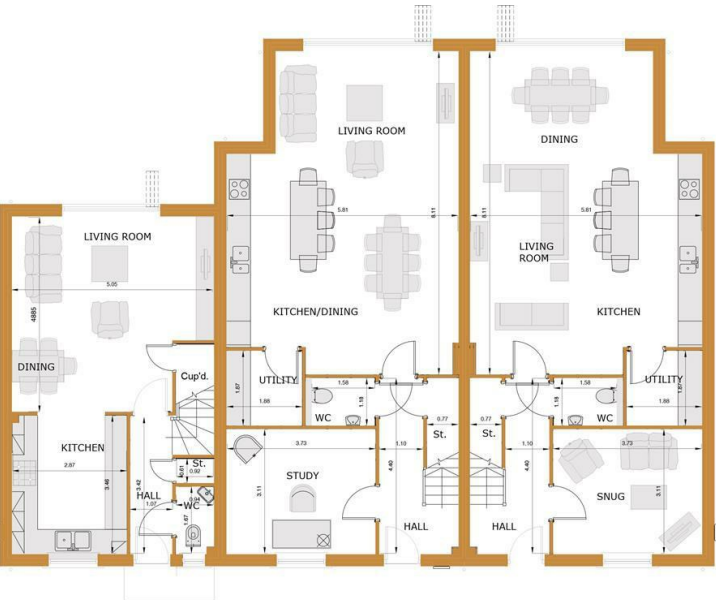
POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller.

## VIEWING

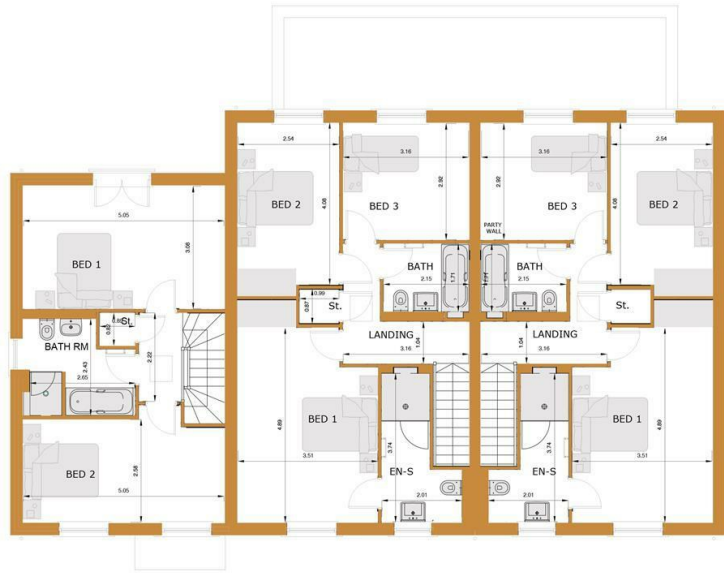
Strictly by appointment through the selling agent, Craven Holmes Estate Agents, 01423 329010 Email, sales@craven-holmes.co.uk

## ENERGY PERFORMANCE CERTIFICATE TO BE CONFIRMED





GROUND FLOOR PLAN



FIRST FLOOR PLAN

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		