

LANCASTER
SAMMS

24 Main Street, Sand Hutton

York

Guide Price £575,000



A beautifully presented and extended cottage situated in the ever-popular Sand Hutton, with excellent links to York, Malton and Scarborough. The property presents as a spacious and practical home with particular appeal for those looking for a peaceful yet accessible village location. Sat on a generous plot with sweeping drive, superb rear garden and charming outbuilding.

Internally, the property opens to an entrance hall with all rooms leading off including a cosy lounge with bay window and fireplace. French doors lead to a formal dining room with Oak flooring and period fireplace.

The centrepiece of the house is the impressive kitchen and garden room with vaulted ceiling and central fireplace with log burning stove. This well designed versatile space is flooded with natural light via dual French doors and Velux skylights, and provides a lounge plus casual dining area.

The country style kitchen includes a full range of wall and base units, complemented by granite work surfaces and provision for appliances including a range cooker with extractor over. Lastly to the ground floor is a shower room handy WC.

Upstairs, are three bedrooms and a house bathroom suite.

Outside are attractive grounds with mature borders offering a good degree of privacy. The superb rear garden includes a large patio, lawn, well stocked border and greenhouse. The outbuilding is fitted as a laundry with provision for washer dryer.

Externally to the front is a gravelled drive providing ample off street parking leading to the garage with up and over door. There is gated side access to the rear garden.

In summary, this pretty and substantial village home offers excellent accommodation with a quintessential cottage garden, situated in one of York's most popular outlying villages.

LOCATION

Sand Hutton lies seven miles north east of York, conveniently located off the A64 with easy access to York, Leeds and the A1M. This picturesque and unspoilt village boasts a thriving community and highly regarded primary school, children's playgroup, St Mary's Parish Church, a village hall and green. All the facilities of the City of York are close at hand, including the retail outlets on the northern ring road at Vanguard and Monks Cross. The popular Park and Ride service also runs from Monks Cross offering easy access to the City centre.

DIRECTIONS

Leaving York city centre via Malton Road, proceed towards the York Outer Ring Road. From the York Outer Ring Road follow the A64 heading north-east towards Scarborough and take the right hand turning signposted Sand Hutton. On entering the village continue, bearing left. The property is situated after the primary school on the right hand side.

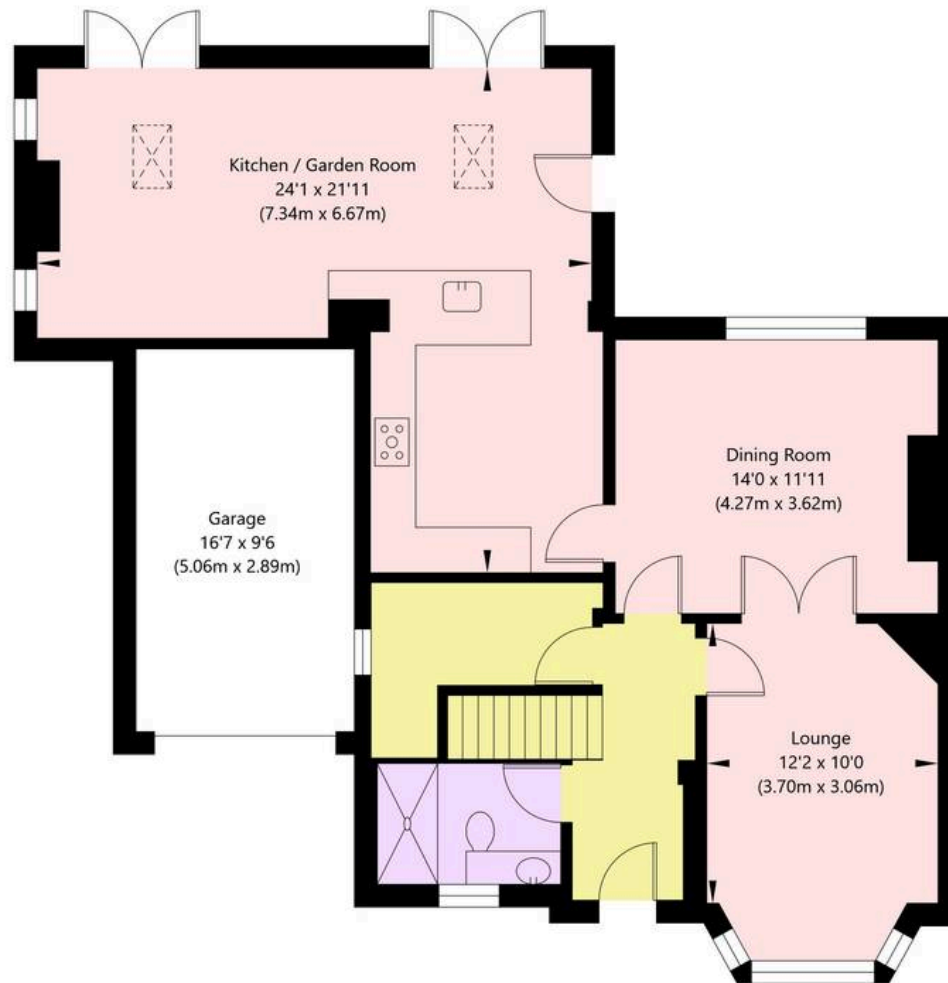




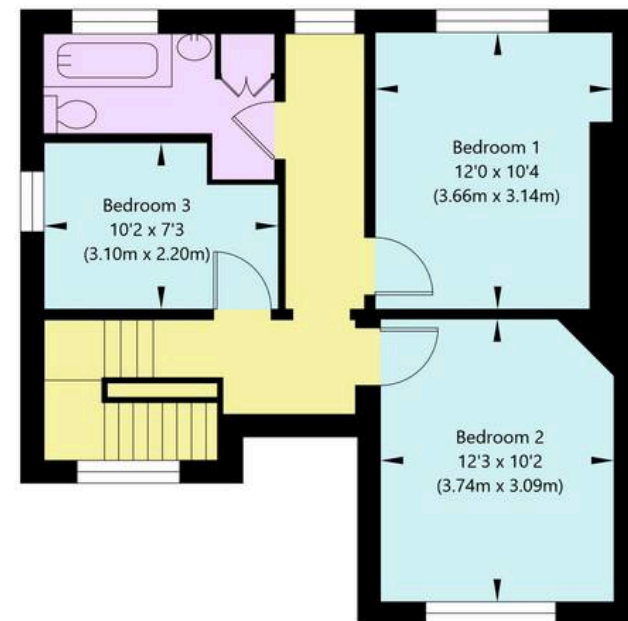
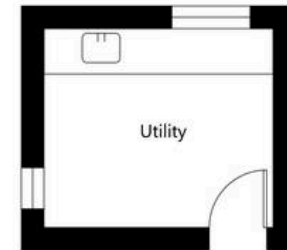




Main Street, Sand Hutton, York, YO41 1LB



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 892 SQ FT / 82.89 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 506 SQ FT / 47.01 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1398 SQ FT / 129.9 SQ M - (Excluding Garage & Utility)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025





Lancaster Samms

27 High Petergate, York – YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

LANCASTER
SAMMS