

Eastmoor Lodge, Sutton-On-the-Forest, YO61 1EX

Guide price £1,175,000

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PRIME RESIDENTIAL









Eastmoor Lodge Sutton-On-the-Forest

STUNNING LIFESTYLE PROPERTY SET IN MORE THAN 2 ACRES WITH RENEWABLE UTILITIES AND BEAUTIFULLY PRESENTED ACCOMMODATION PROVIDING LIFE IN THE COUNTRYSIDE WITHIN EASY REACH OF COMMUTING CENTRES

Contemporary eco home with enormous style offering significant and versatile accommodation, together with a range of useful outbuildings standing in private grounds of more than 2 acres. Ideally situated on the fringe of the much loved village of Sutton-on-the-Forest.

Accommodation comprises:-

3 Private driveways and plentiful parking, Entrance hall, kitchen family room, sitting room, utility room, boot room, Principal bedroom suite with dressing room and luxury bathroom, 4 further generous bedrooms, 3 with ensuite facilities, 1 further bathroom,

Large workshop with adjoining office, generous double garage with electric door and charging point, range of further useful outbuildings, secure private parking with electric gates, sophisticated CCTV system, landscaped grounds and private woodland. In excess of 2 acres.

DESCRIPTION

Eastmoor Lodge has been cleverly extended and re-modelled to provide versatile and significant accommodation of exceptional quality. Whilst unassuming and incredibly private on first approach, the property takes full advantage of its stunning grounds with highly contemporary glazing systems to the rear. The house provides all that is required for comfortable modern living and benefits from high investment in renewable energies with photo voltaic panels and an air source heat pump.

The accommodation centres around a stunning kitchen family room with bi-fold doors to the beautiful private grounds. A place in which to live, cook and entertain its's very much the heart of this modern house which has 2 adjoining wings providing incredibly versatile living spaces currently providing 5 bedrooms and 5 bathrooms. The property offers potential for an annexe/letting accommodation or teenage suite if required, together with additional business/leisure opportunities.

Outside as in the house continues to impress and benefits from 3 separate private driveways and a number of useful outbuildings including a large detached workshop with adjoining well-equipped office. The property is ideal for those seeking an idyllic and versatile family home, and for those seeking potential for multi-generational living and business/leisure opportunities.

Given the investment in renewables it makes for a uniquely versatile property which is also incredibly cost effective to run and currently enjoys renewable heat incentive payments in addition to the electricity generated via the photo voltaic tiles.

Sutton-on-the-Forest is a much admired village ideally positioned between the market town of Easingwold and the vibrant city of York. There is a church, a local pub and a village school. Access to the well served villages of Haxby and Strensall is close by with the coast and beautiful countryside also on your doorstep.



- **Significant contemporary home with outbuildings and land**
- **Approaching 3,500 square feet of versatile accommodation with exceptional finishes**
- **Family friendly lateral living spaces with inside/outside feel and stunning countryside views**
- **Stylish kitchen opening to generous family room**
- **5 bedrooms and 5 stunning bathrooms**
- **Eco friendly with renewable energy including air source heat pump and solar voltaic tiles**
- **Potential for annexe/teenage suite and additional commercial/leisure use**
- **Detached workshop with adjoining well-equipped office**
- **Outbuildings of more than 1700 square feet**
- **Life in the country yet within easy reach of commuting centres.**

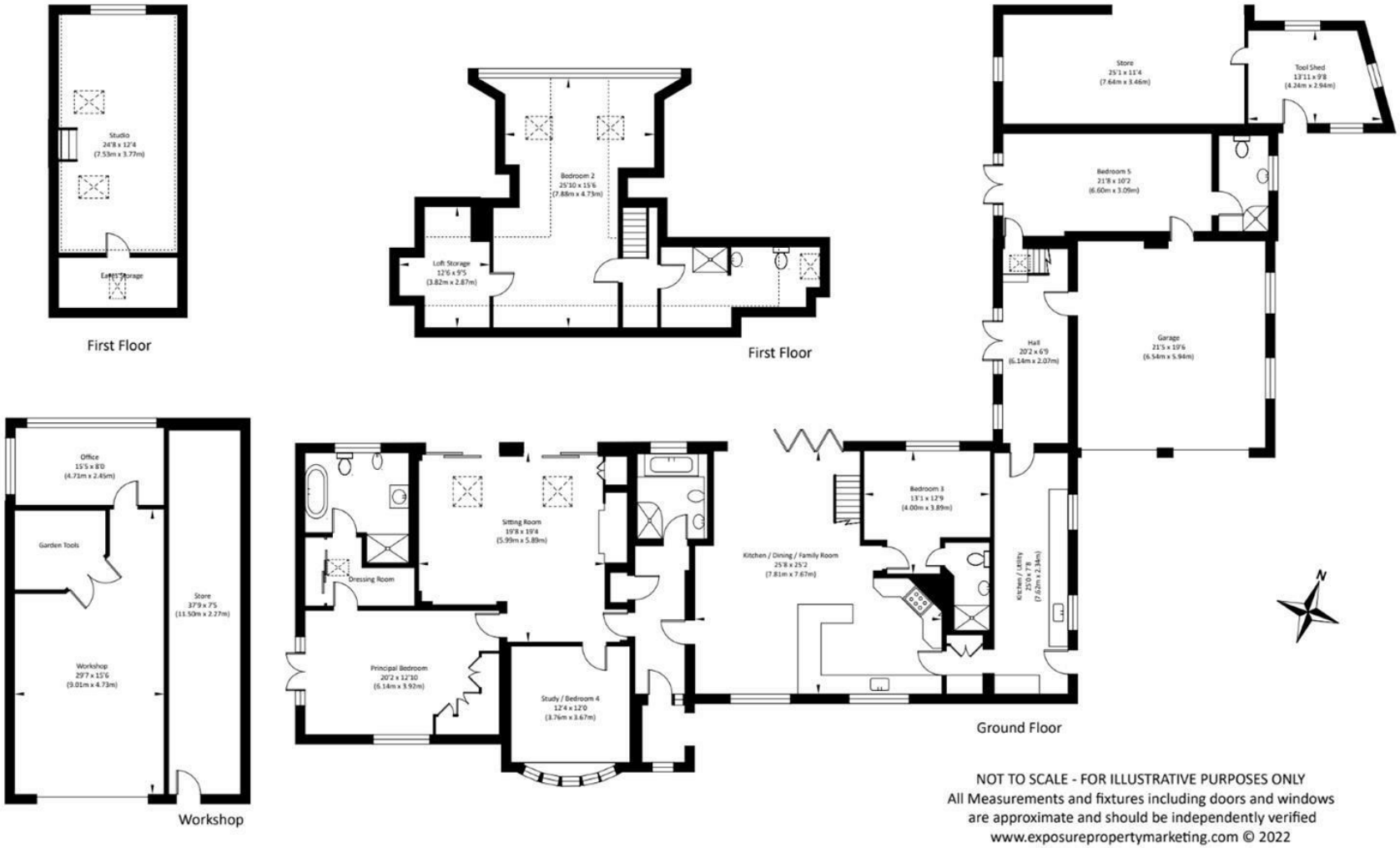




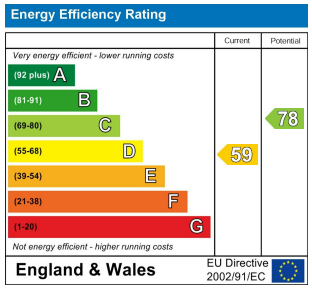
Freehold

Eastmoor Lodge, East Moor, Sutton-Upon-Forest, York, YO61 1EX

APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 3420 SQ FT / 317.67 SQ M (Excluding Loft & Eaves Storage)
Garage & Workshop - 1305 SQ FT / 121.29 SQ M
Tool Shed & Store - 410 SQ FT / 38.11 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows are approximate and should be independently verified
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