



Wind Willow, Church Lane, Stutton, LS24 9BH





# Key Features

- Wonderful detached home
- Rural views to front and rear
- Kitchen/diner with doors to the garden
- Open plan living/dining room
- Separate snug & conservatory
- Principal bedroom with dressing room & ensuite
- Two further bedrooms
- Garden to three sides
- Garage & workshop
- Beautiful setting





*Offered to the market for the first time in over 60 years is this three bedroom detached property located in the heart of the village of Stutton, near Tadcaster.*







This stone built double fronted detached property is accessed via an entrance porch which leads to the hallway, with an open tread staircase.

To the front of the property is a sitting room/snug and generous lounge, with an electric fire and stone surround, which leads to a dining area with double doors to a conservatory which overlooks the pretty side garden.

The kitchen is to the rear with double doors leading to the garden. The kitchen is fitted with a range of cream units and granite effect worktops. There is a central island and a range of integrated appliances including a Neff double oven, Neff dishwasher, Neff gas hob and a fridge. A stable door leads to a spacious utility room with plenty of cupboards, space and plumbing for a washing machine and tumble dryer and a cupboard which houses the gas central heating boiler. A cloakroom and guest W.C complete the ground floor.

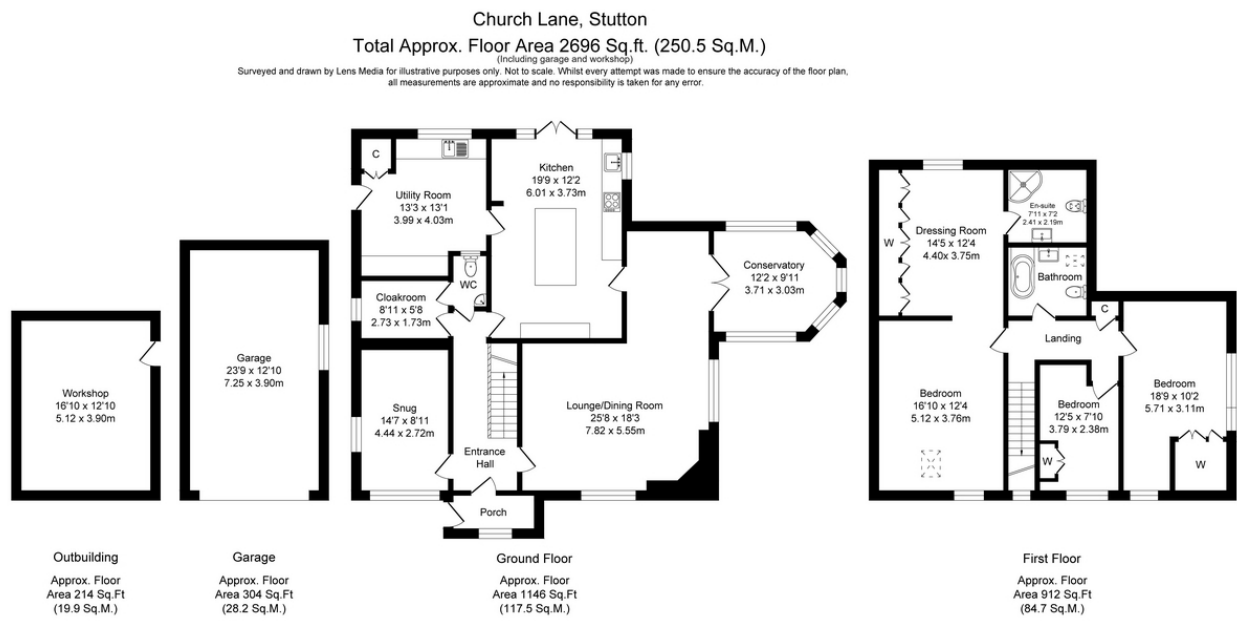
To the first floor is a well proportioned principal bedroom which leads to a dressing room, with fitted wardrobes, and an ensuite shower room. There are two further bedrooms, both with fitted furniture, and a bathroom with a roll top bath and Velux window.

A real feature of this much loved home is the generous garden which wraps round three sides and offers countryside views to the front and rear. There is a lawned area, a patio which runs across the back of the house and some beautiful plants and trees. There is a generous garage and an additional storage room/workshop.

The property is situated on a peaceful lane of just seven properties in the heart of Stutton which is surrounded by countryside offering scenic walks and there is a village hall with community activities and groups. The nearby A64 and A1M link roads allow easy access to Leeds, York and Harrogate. The nearby market town of Tadcaster is within walking distance and has a wide range of amenities including two primary schools, a public swimming pool and gym, supermarkets, independent shops, cafes, restaurants, public houses and the highly sought after Tadcaster Grammar School is within close proximity.

**SERVICES:** We are advised that the property has mains water, electricity, drainage and gas.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	72
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**Tenure Type:** Freehold  
**Council Tax Band:** E  
**Council Authority:** North Yorkshire Council

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