



**MAIN STREET, SUTTON ON DERWENT**  
**£750,000**

**Carter Jonas**



# MAIN STREET, SUTTON ON DERWENT, YO41

Set in the highly desirable village of Sutton on Derwent, River View House is a spacious four-bedroom detached home offering around 2,500 sq ft of versatile accommodation, together with an integral double garage and workshop. This is a substantial family house with an exceptional setting, enjoying open rural views and superb privacy.

The ground floor provides a generous and flexible layout, including a welcoming sitting room, formal dining room, peaceful study and a bright conservatory overlooking the gardens. At the heart of the home sits the kitchen, complete with breakfast area, adjoining utility room and a useful downstairs WC. The integral double garage and workshop offer excellent storage and further scope for hobby or workspace needs.

Upstairs are four well-proportioned bedrooms. The guest bedroom benefits from its own en-suite, while the impressive master suite features a second en-suite bathroom and French doors opening onto a large roof terrace. From here, the views stretch across open fields and countryside – an idyllic spot to relax and unwind.

The mature gardens are a standout feature of the property. Sweeping lawns, established trees and a charming summer house create a beautifully private outdoor space, with stunning views across neighbouring fields and plenty of room for families to enjoy.

River View House represents a rare opportunity to personalise a substantial home in one of the area's most sought-after villages, with generous accommodation and enviable gardens offering space, privacy and exceptional potential.

**TENURE** Freehold

**LOCAL AUTHORITY** East Riding of Yorkshire Council

**COUNCIL TAX BAND** F

**EPC BAND** C

**A SUBSTANTIAL SUTTON ON DERWENT HOME OFFERING 2,500 SQ FT OF FLEXIBLE LIVING, MATURE GARDENS WITH OPEN FIELD VIEWS, TWO EN-SUITES AND AN INTEGRAL DOUBLE GARAGE.**















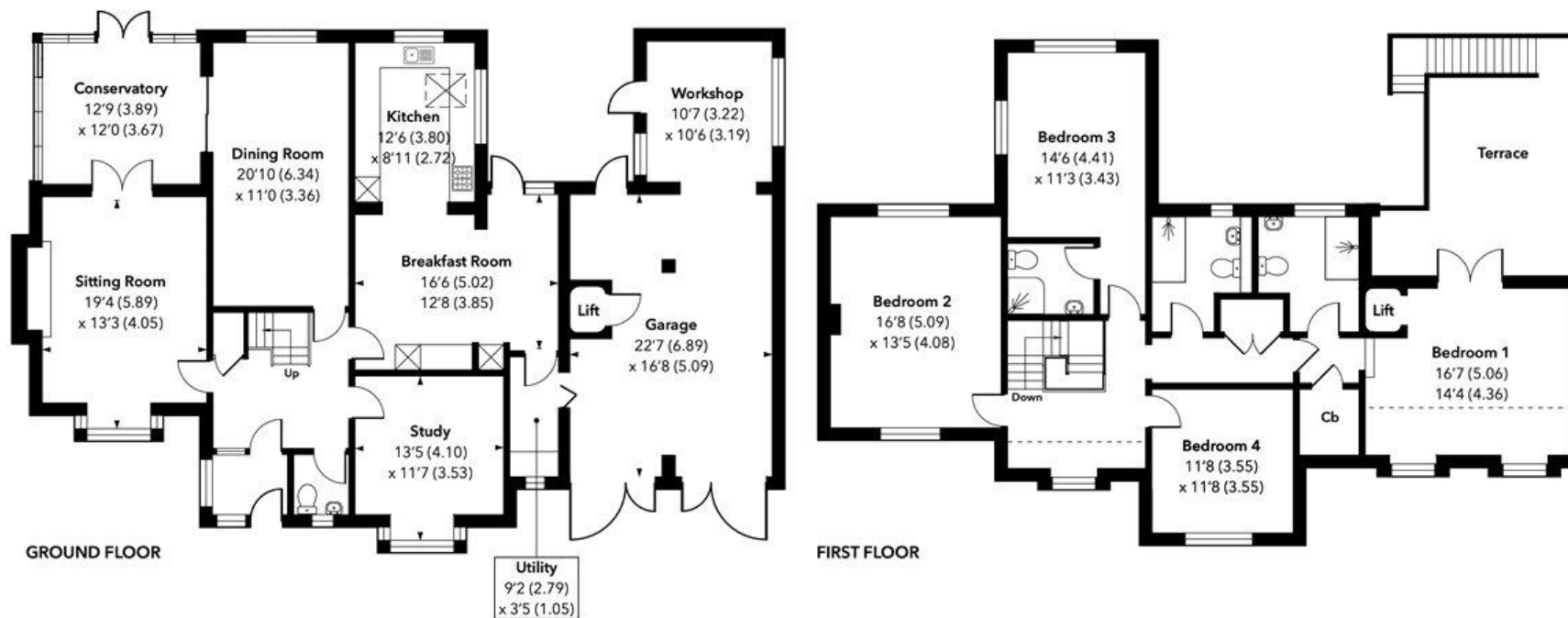
## Main Street, Sutton upon Derwent, YO41 4BT

Approximate Area: 2,470 sq ft / 229.5 sq m

Restricted Head Height: 92 sq ft / 8.6 sq m

Garage / Workshop: 498 sq ft / 46.3 sq m

Total: 3,060 sq ft / 284.3 sq m



For illustrative purposes only. Not to scale. © Intelligent Property Marketing 2025  
Pursuant to RICS Property Measurement 2nd Edition  
Produced for Carter Jonas

Denotes Restricted Head Height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data