



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.









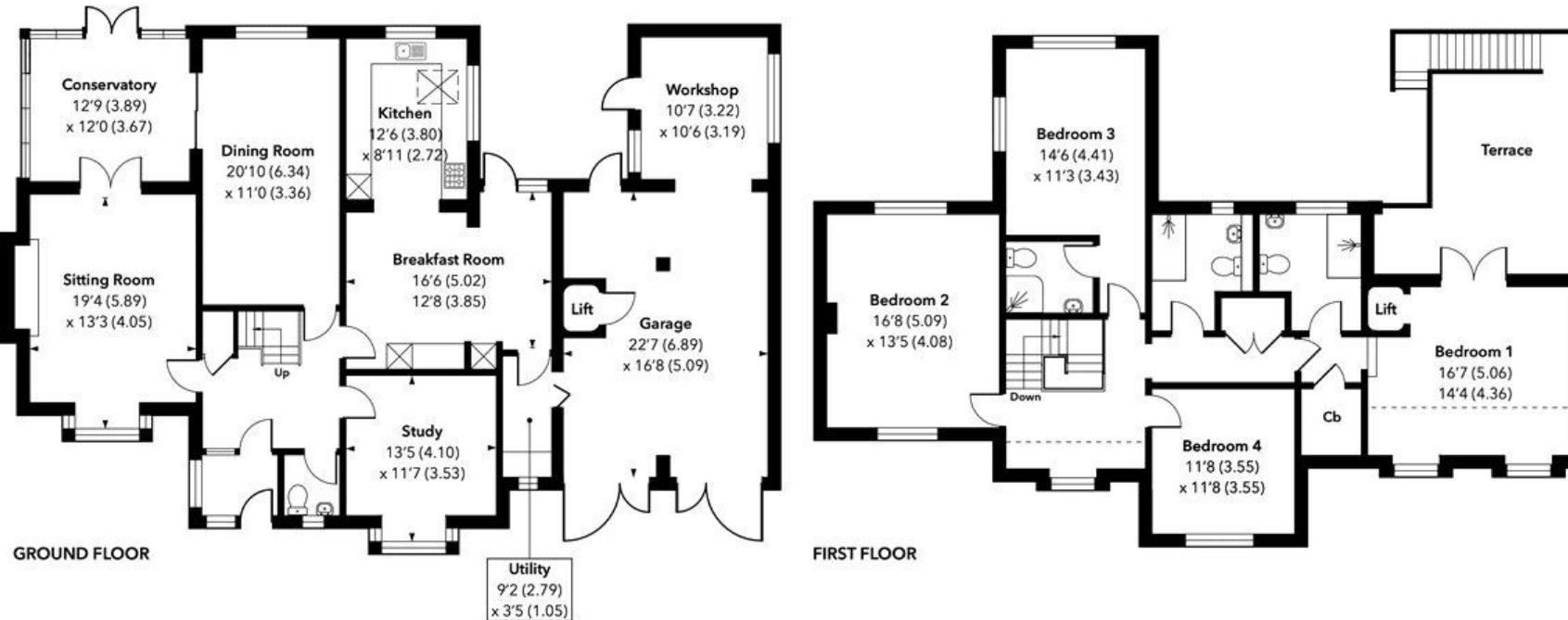
Main Street, Sutton upon Derwent, YO41 4BT

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



York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.