



**VAVASOUR HOUSE, MANOR ROAD, STUTTON, LS24 9BR**  
£1,200,000

**Carter Jonas**



# VAVASOUR HOUSE, MANOR ROAD, STUTTON

A substantial and characterful detached barn conversion set in 4.5 acres. Situated in the desirable village of Stutton, ideally placed for York and Leeds.

Discreetly positioned in the village of Stutton, Vavasour House was converted from a period stone barn and now stands as a substantial and characterful home. Set behind original stone walls and electric timber gates, the property is deceptive on first appearance and reveals little of its size and the fabulous grounds that lie beyond.

The gates open into a private driveway with ample room for parking, leading to the main entrance with a spacious hallway featuring light oak panelling and stone flooring. Extending to over 3200 sq ft, the accommodation comprises generously sized rooms, many of which are double aspect, affording plenty of natural light. The ground floor offers a selection of versatile reception rooms, including an impressive 30ft living room with a log burning stove to one side of the house, and 20ft kitchen-diner to the other with an Aga and a fabulous, vaulted ceiling.

The luxurious master suite occupies one side of the first floor, with triple aspect windows with garden views, a dressing room and shower room. There are 3 further spacious double bedrooms, served by a house bathroom. Beautifully maintained over the years, the property exudes individual charm and character with particularly generous proportions.

Amounting to approximately 4.5 acres, the grounds provide an idyllic backdrop of greenery, a haven for wildlife and nature interspersed with a variety of colourful blooms and shrubbery, and a pond. The enchanting woodland is stocked with mature trees and pathways, leading down to a beck. There is a wonderful timber summer house equipped with power and lighting, the perfect place to enjoy al fresco evenings. A stable block currently serves as storage and garaging but could easily be returned to equestrian use if required. There is also a greenhouse and vegetable patch for keen gardeners, and solar panels which are on a feeding tariff scheme.

Additional parking can be found to the left hand side of the property, a courtyard area with shared access.

The village of Stutton is situated approximately 2 miles from the town of Tadcaster, which offers a wide range of local amenities, recreational facilities, shops, banks and supermarket. There is excellent schooling at all levels within the area and the village is well placed for those wishing to commute into Leeds and York and further afield via the A1 and M1 motorways.

**TENURE** Freehold

**COUNCIL TAX BAND:** G **EPC BAND** C

A SUBSTANTIAL AND CHARACTERFUL DETACHED BARN CONVERSION SET IN 4.5 ACRES. SITUATED IN THE DESIRABLE VILLAGE OF STUTTON, IDEALLY PLACED FOR YORK AND LEEDS.







Classification L2 - Business Data

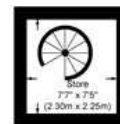
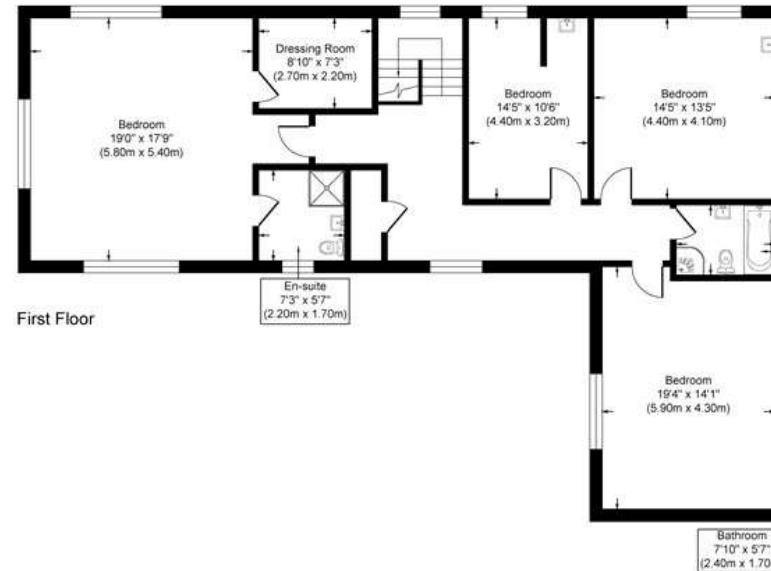
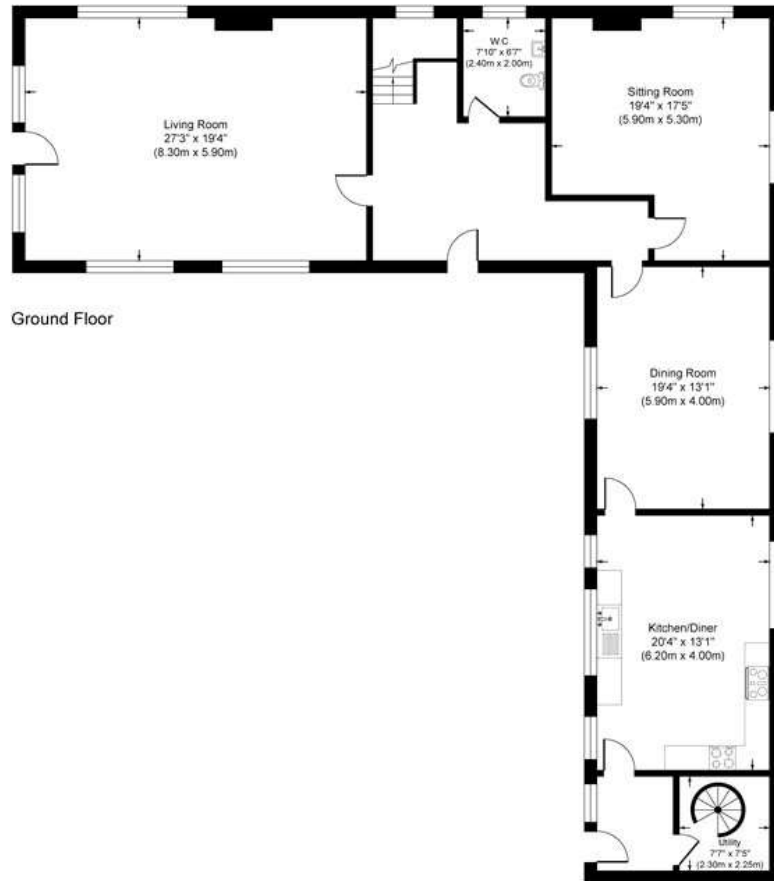




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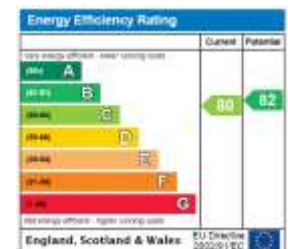
# Vavasour House

Approximate Gross Internal Floor Area = 306.4 sq m / 3298 sq ft(Including Store Area)



Store

Illustration for identification purposes only, measurements are approximate, not to scale.



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