



Lavender House, Hollins Grove Farm,
Stillington Road, Easingwold, Stillington Road, Easingwold, YO61 3ES
Offers Over £595,000



Lavender House, Hollins

Stillington Road, Easingwold,
Stillington Road, Easingwold, YO61

STYLE - Stunning Barn Conversion, Built 2021
HIGHLIGHTS - Open Plan Living, Impressive Kitchen, Versatile Space, Impressive Spec! NO ONWARD CHAIN.
THREE WORDS - Luxurious. Tranquil. Home!

Luxurious Barn Conversion

Welcome to Lavender House, a stunning 3-bedroom barn conversion nestled in the idyllic setting of Hollins Grove Barns, Easingwold. This exquisite property, built in 2021, forms part of an exclusive development of just six contemporary barn conversions, offering a unique blend of traditional and contemporary design and modern luxury.

As you step inside, you're greeted by a beautifully presented open-plan living space, where the warmth of underfloor heating on the ground floor (providing zoned areas) creates a cosy and inviting atmosphere. The high-spec Kuhlmann kitchen is a culinary delight, featuring all modern conveniences and a sociable breakfast island, perfect for entertaining guests. The living area boasts a striking double height vaulted ceiling with bifold doors that seamlessly blend indoor and outdoor living.

The current owner has ingeniously crafted a mezzanine level, transforming it into a luxurious master suite. This space includes a stunning bathroom and a versatile area with bespoke built-in storage, ideal as a dressing room, home study, or library. The ground floor accommodates two additional double bedrooms, along with a luxurious bathroom, ensuring ample space for family and guests.

Lavender House is designed for modern living, with internal oak doors, triple glazing, and the residue of a 10-year structural warranty. Heating is efficiently fuelled by LPG from a common underground tank, and drainage is managed via a Klargester foul water treatment plant. Access is secure, with one private driveway off Stillington Road, both benefiting from security lighting.

Outside, the south facing enclosed flagged and lawned garden is a haven for alfresco dining and summer relaxation, where you can enjoy a cheeky G&T as the sun sets. There is a green house and bike store, outside power points and water tap. With Resin parking for two cars providing EV charging point, this property offers both convenience and luxury. Located opposite an 18-hole golf course and just a mile from Easingwold, with York only 11 miles south, Lavender House is the perfect retreat for those seeking a blend of rural tranquillity and modern sophistication.

No Onward Chain!

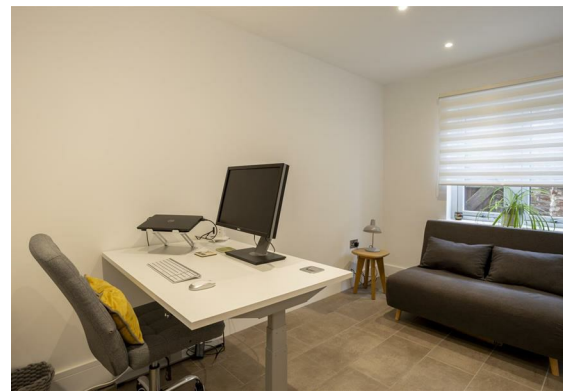
INTERNAL FEATURES

Zoned underfloor heating on ground floor.
Smart Velux windows with remotes.
Utility - external access. Cupboards and plumbing for washing machine. Combi boiler. Airing cupboard with fuse box, outdoor lights switch & timer, underfloor heating controls.
Bifold door has motorised roller blind. Oak staircase with glass.
Mezzanine Velux with remote blinds.
Storage space in eaves.

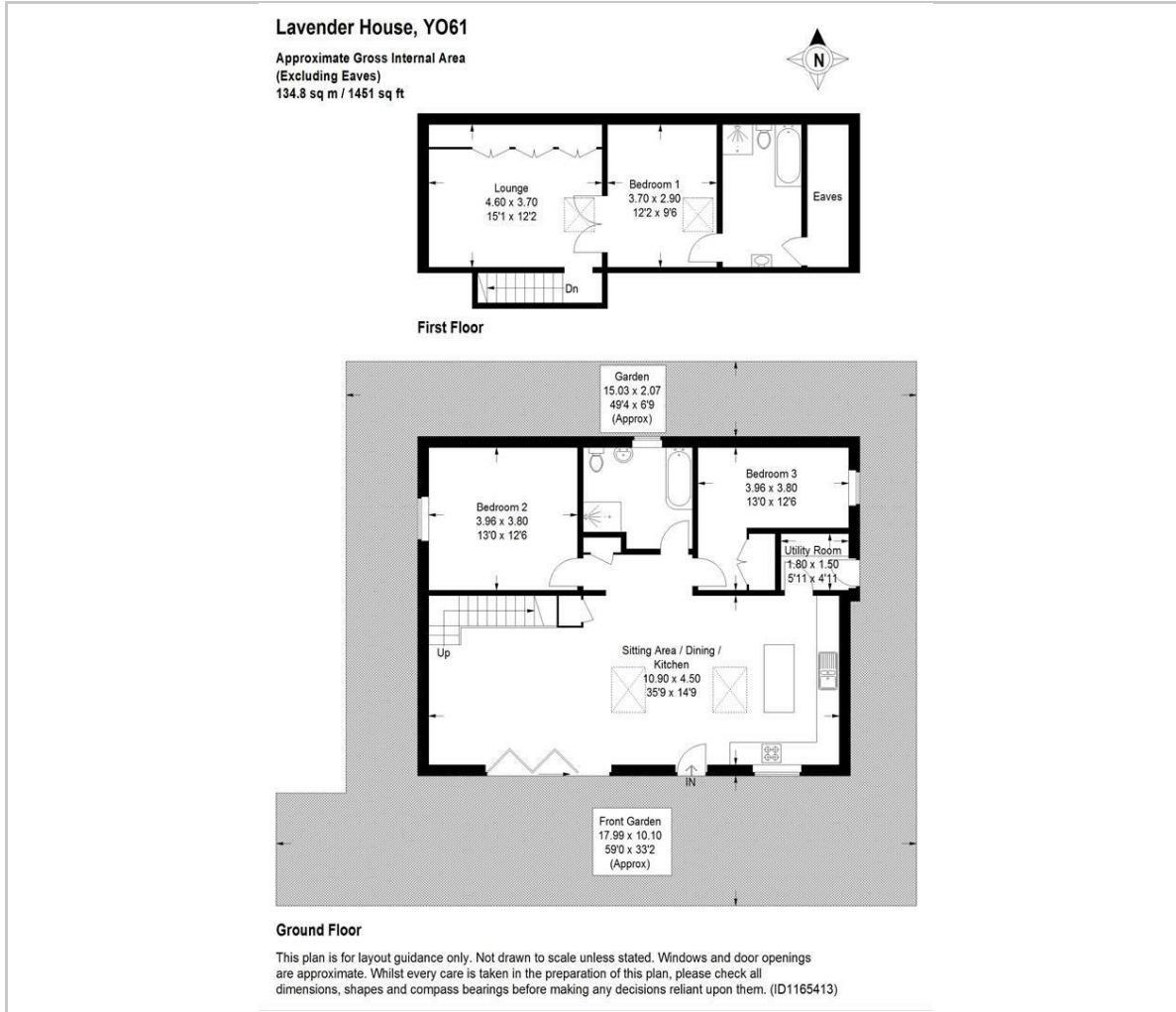
Agents Note

Please also note that all 6 barns contribute approx. £350 each per year for the ongoing maintenance and running costs of the communal areas that include the electric gates, driveway lighting and water treatment plant.





Floor Plan



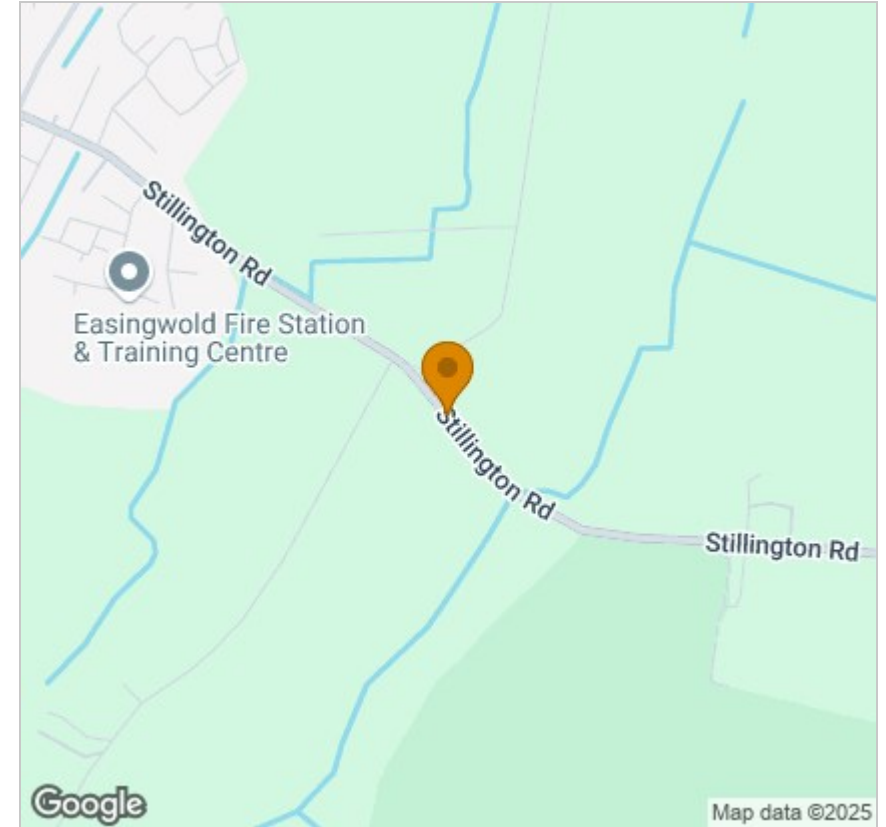
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

