

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



Easingwold Road
Stillington, York, YO61 1LR
Asking Price £450,000



3



2



2



D

Easingwold Road

Stillington, York, YO61 1LR

STYLE - Charming Detached Cottage

HIGHLIGHTS - Lovely Sociable Open Plan Living, Period Features, Wood Burning Stove. Three Bedrooms, Ensuite. Private Garden. Outbuilding.

THREE WORDS - Character. Luxurious. Living.

CHARMING COTTAGE IN PICTURESQUE STILLINGTON

Nestled on the fringes of the idyllic village of Stillington, this unique and individually built three-bedroom detached cottage is a true gem, offering just under 1200 sq ft of living space brimming with character and charm. From the moment you step through the entrance porch, you are greeted by a delightful blend of period features and modern comforts, creating a home that is both timeless and inviting.

STEP INSIDE

The heart of the cottage is the open-plan dining and living kitchen, a characterful space where the current owners have thoughtfully updated the flooring, complete with underfloor heating for those chilly mornings. The newly fitted kitchen is a cook's dream, boasting a Bora smart induction hob, integral appliances including an oven and dishwasher, and a hot water tap for ultimate convenience. French doors gracefully open onto a private sun terrace, perfect for enjoying morning coffee or evening meals alfresco.

Adjacent to the kitchen, a utility room with ample cupboard space and plumbing for a washing machine ensures practicality, while a cosy sitting room with an exposed brick chimney breast and wood-burning stove provides a warm and inviting space for family gatherings.





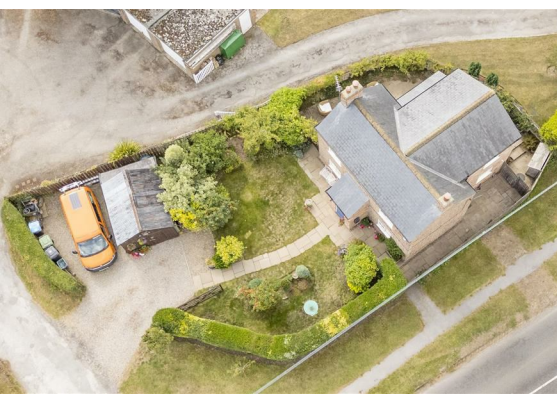
UPSTAIRS

Upstairs, the master bedroom offers charming views over the village green and features a smart ensuite. Two further bedrooms and a family bathroom complete the first floor, providing ample space for family or guests.

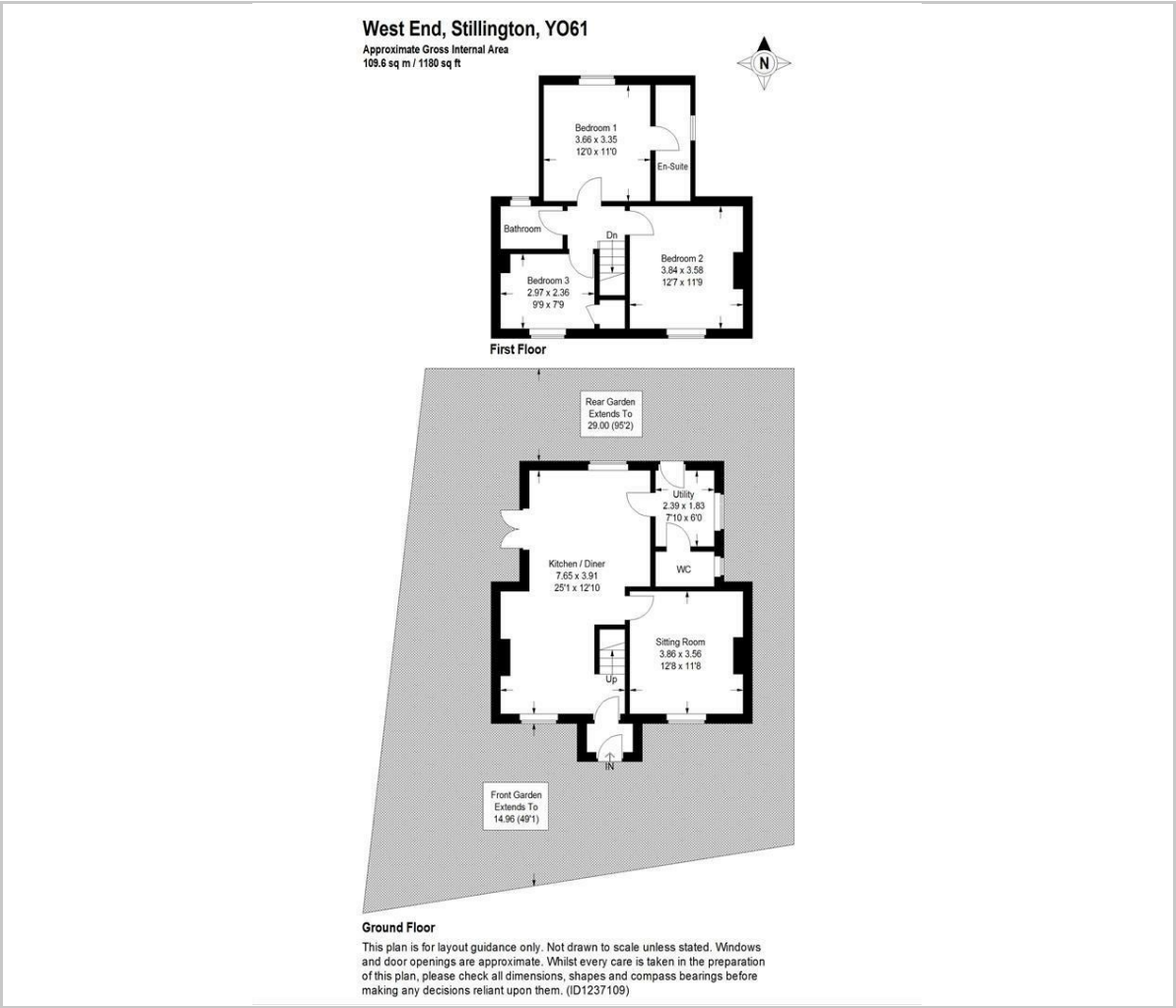
OUTSIDE

Outside, the cottage garden is a horticultural delight, filled with flowering plants, perennials, and shrubs, fully enclosed for privacy. The side garden serves as an alfresco terrace and a private sun trap, ideal for soaking up the sun. A drive provides off-street parking for numerous cars and even a camper van, secured by a five-bar timber gate. A large outbuilding with power and water offers additional versatility, whether as a workshop or storage space.

With LPG heating and double glazing throughout, this cottage offers comfort and efficiency. What's not to love about this enchanting home in a desirable village setting.



Floor Plan



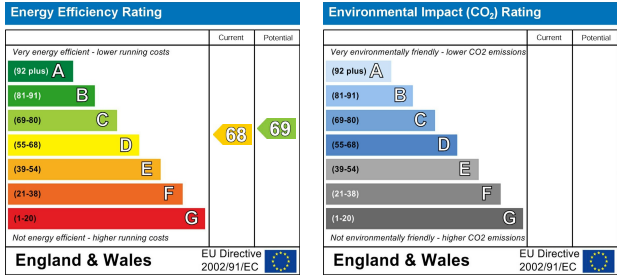
Viewing

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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB
Tel: 01347823579 Email: info@emsleymavor.co.uk http://emsleymavor.co.uk