



Lucy House North Back Lane Stillington

York, YO61 1LL

Offers In Excess Of £600,000

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ENJOYING A DELIGHTFUL POSITION WITH FINE UNINTERRUPTED FARMLAND VIEWS. WITHIN THIS HIGHLY POPULAR AND WELL SERVED VILLAGE TO THE NORTH OF YORK. AN INDIVIDUALLY DESIGNED 3 BEDROOMED FAMILY HOME REVEALS SURPRISINGLY SPACIOUS ACCOMMODATION WITH SIGNIFICANT SCOPE TO EXTEND, ALTER AND UPDATE TO INDIVIDUAL REQUIREMENTS BOASTING OVER 1700 GROSS INTERNAL SQ FT SET AMIDST DELIGHTFUL LANDSCAPED GARDENS EXTENDING TO 0.18 OF AN ACRE OR THEREABOUTS.

Mileages: York – 11 miles, Easingwold – 4 miles (Distances Approximate).

With, UPVC Double Glazing, Background Economy 10 Electric Heating and Solid Heating.

Reception Hall, Cloakroom/WC, Through Lounge, Separate Study, Dining Room, Kitchen, Utility, Garden Room and Conservatory.

First-Floor Landing; 3 Double Bedrooms, Part Tiled House Bathroom.

Outside; Fully Enclosed Front Landscaped Gardens, Driveway, Double length Garage, Generous Rear Garden, Pond, Open Brick Built Summerhouse, Patio and Uninterrupted Open Views.

For sale for the first time in just over 50 years and understood to date from 1950's, Lucy House is a handsome individually designed detached double fronted 3 bedroomed home, enjoying delightful mature gardens with far reaching views towards the Hambleton Hills.

Under an outbuilt brick storm porch with pitch roof a panel timber door opens to RECEPTION HALL with stairs leading to the first floor.

CLOAKROOM, with white suite comprising; wash hand basin, low suite WC.

The THROUGH LOUNGE extends to over 23ft in length with uPVC double glazed window to front. Exposed brick fireplace with cast woodburning stove with back boiler. To rear uPVC windows overlook the generous landscaped gardens with uninterrupted views towards farmland.

From the sitting room a door leads to STUDY enjoying a rear aspect over the gardens and useful cupboard under the stairs.

From the reception hall a glazed door open to the FITTED KITCHEN, with a range of cupboard and drawer, wall and floor fittings complemented by curved edge preparatory work surfaces, fitted electric hob, sink unit, single oven. Serving hatch to the study. uPVC window with an impressive view over the rear gardens.

Off the kitchen a glazed door opens to a formal DINING ROOM with feature cast open fireplace.

To one side overlooking the front is a CONSERVATORY with door leading out to the front.

To the other side from the dining room is a pleasant GARDEN ROOM constructed on a brick base with uPVC windows to two sides, French Doors leading out to the stunning garden. A personal door leads to the garage.

From the Reception Hall, stairs rise to the first-floor landing, loft access, useful storage cupboards, rear outlook over generous gardens with fine views towards farmland.





PRINCIPAL BEDROOM, enjoys a pleasant mature outlook to the front with fitted wardrobes to one side. A door leads to;

EN SUITE SHOWER ROOM - Shower cubicle with mains plumbed shower, wash hand basin on a pedestal, vertical chrome radiator, low suite WC. Fully tiled.

BEDROOM 2, to the front aspect, pedestal wash hand basin with tiled splash.

BEDROOM 3, has stunning open farmland views, pedestal wash hand basin.

BATHROOM, panel bath with plumbed shower over and full tiled height, pedestal wash hand basin. Frosted uPVC window to the rear.

OUTSIDE - From Back Lane double wrought iron gates with matching hand gate opens onto an inner resin bonded drive which in turn leads to the **DETACHED DOUBLE GARAGE**, extending to (22'1 x 18'1) with electric metal up and over door to the front, light and power and **WORKSHOP** to the rear (10'11 x 6'8). To one side there is a utility area with Belfast sink, space and plumbing for a washing machine and space for a freestanding fridge freezer.

The front garden is mainly laid to lawn behind impressive brick pillars and iron railings.

At the rear is a particularly good-sized shaped lawn with borders stocked with a variety of shrubs and flowering plants, paved patio on which there is an open brick built **SUMMERHOUSE**, with adjoining private flagged seating area from which there are uninterrupted panoramic views over farmland towards Crayke and the Hambleton Hills. To the corner there is a pond.

VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE.

LOCATION - Stillington stands some 11 miles to the north of York where the land begins its gradual rise at the foot of the Howardian Hills. Period houses front a broad green and this small but thriving community has a village post office/store, a choice of three public houses and restaurants, a well-regarded primary school, bus service, an active Church of England Church, doctors' surgery, hairdressers and sports club.

TENURE – Freehold

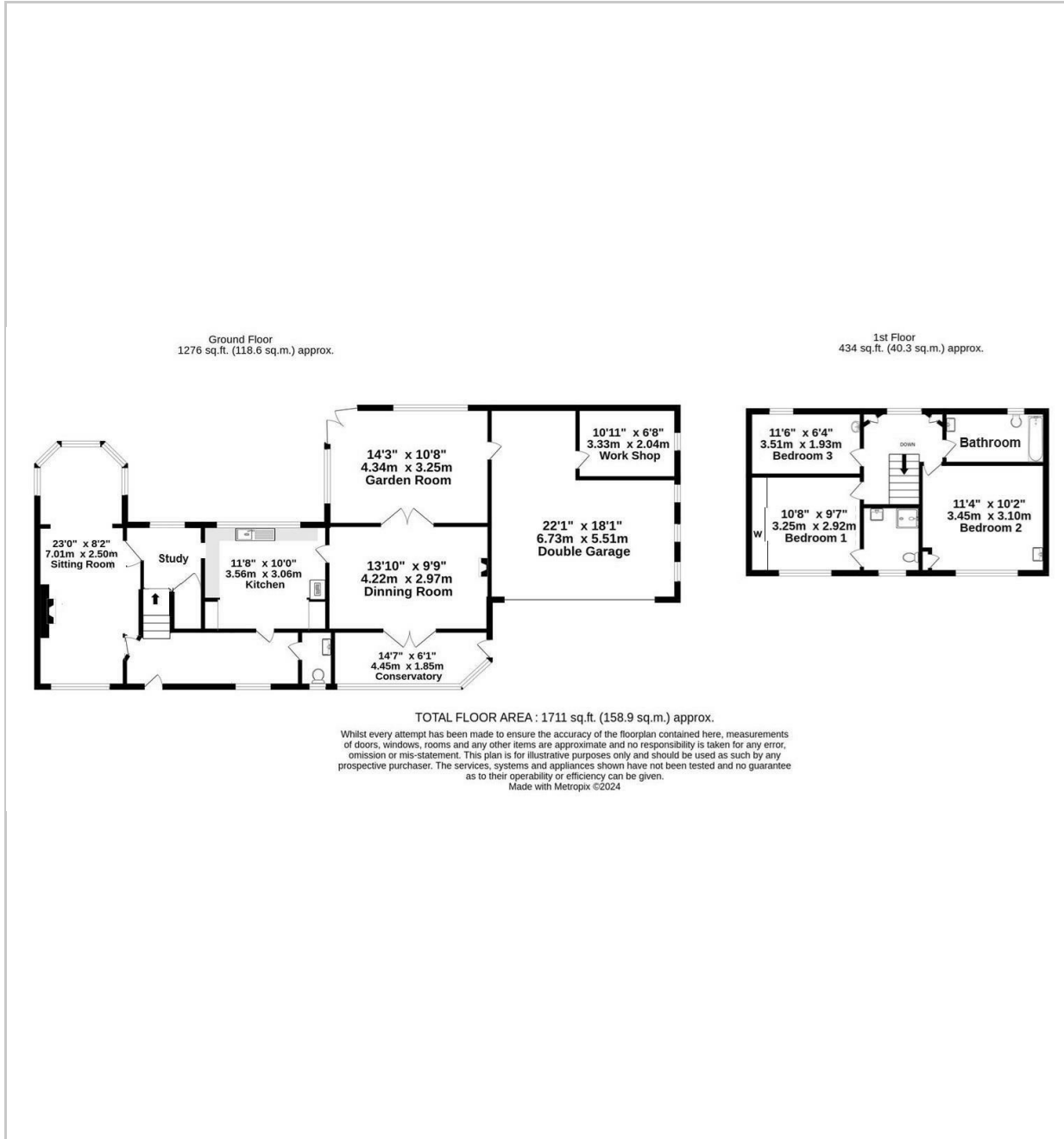
SERVICES - Mains Water, Electricity and Drainage with Electric Economy 10 background heating and solid fuel heating from the woodburning stove back boiler.

DIRECTIONS - From our central Easingwold office, proceed along Long Street, and turn left onto Stillington Road. On entering Stillington village, pass the duck pond on the left and take the first turning on the left onto North Back Lane whereupon Lucy House is positioned on the left-hand side.

VIEWING - Strictly by prior appointment through the sole selling agents, Churchills of Easingwold
Tel: 01347 822800 Email: easingwold@churchillsyork.com



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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