



Stonecote Farm Easingwold Road

Stillington, YO61 1LS

**£2,200,000**

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NEVER BEFORE PRESENTED TO THE MARKET AN INDIVIDUALLY DESIGNED STONE BUILT COUNTRY RESIDENCE PRIMED FOR DEVELOPMENT AND REFURBISHMENT WITH A GENERAL PURPOSE STEEL PORTAL FRAMED BUILDING (90FT X 40FT) AND AGRICULTURAL BARN WITH PLANNING PERMISSION GRANTED FOR CHANGE OF USE TO A RESIDENTIAL DWELLING (90FT X 30FT). ALL SET WITHIN 7.55 ACRES OF DELIGHTFUL GROUNDS WITH NO ONWARD CHAIN AND AN AGRICULTURAL OCCUPANCY CLAUSE JUST 12 MILES NORTH OF THE CITY OF YORK AND 4 MILES FROM THE MARKET TOWN OF EASINGWOLD.

FOR SALE IN THREE LOTS:-

LOT 1 - STONECOTE FARM, GENERAL PURPOSE BUILDING, CALF SHED WITH PLANNING PERMISSION TO A DWELLING AND 7.55 ACRES – £2,200,000

LOT 2 - STONECOTE FARM, GENERAL PURPOSE BUILDING WITH 5.55 ACRES - £1,600,000

LOT3 – CALF SHED WITH PLANNING PERMISSION AND 2 ACRES - £600,000

Stonecote Farm is a substantial house built for our client 40 years ago, betwixt by the town of Easingwold and the highly sought after village of Stillington. Set back from the road via a private driveway the house enjoys an elevated position with southerly views back towards York and surrounding countryside. The house is in need of some modernisation, with a front to back sitting room, separate dining room, kitchen with separate breakfast/morning room and a 4 piece white bathroom suite. To the first floor there are 5 bedrooms, with delightful countryside views as far as the eye can see and useful shower room. The house is in good order although may benefit from some modernising. There is also a wealth of potential to extend and reconfigure subject to further planning permission.

Stonecote Farm is of stone construction under a pantiled roof and provides accommodation as follows:

6 panel entrance door opens to:

Staircase Reception Hall – with exposed beams and a timber turned staircase leading to the first floor.

Sitting Room - Attractive and characterful with a wealth of exposed beams and joists. Central exposed brick fireplace and tiled hearth. To the rear and a slight step up to a stone floor complimented by a curved bay with windows and French Doors leading out, taking full advantage of the superb southerly views over the adjoining paddocks and countryside beyond.

Dining Room – An archway leads through with further exposed beams, timber doors leading out to a pleasant patio.

Breakfast Room – From the dining room a six panel door leads through with windows to the front and double timber doors lead out to the side lawned garden. To one side an oil fired AGA on an Inglenook Fireplace with stone hearth and eye catching brickwork.

Kitchen - Fitted with a range of cupboard and drawer units complimented by work surfaces, including two bowl sink unit with side drainer and space for a low level fridge.

Rear Reception Lobby a further archway leads from the kitchen to a glazed panel door accessing the rear.

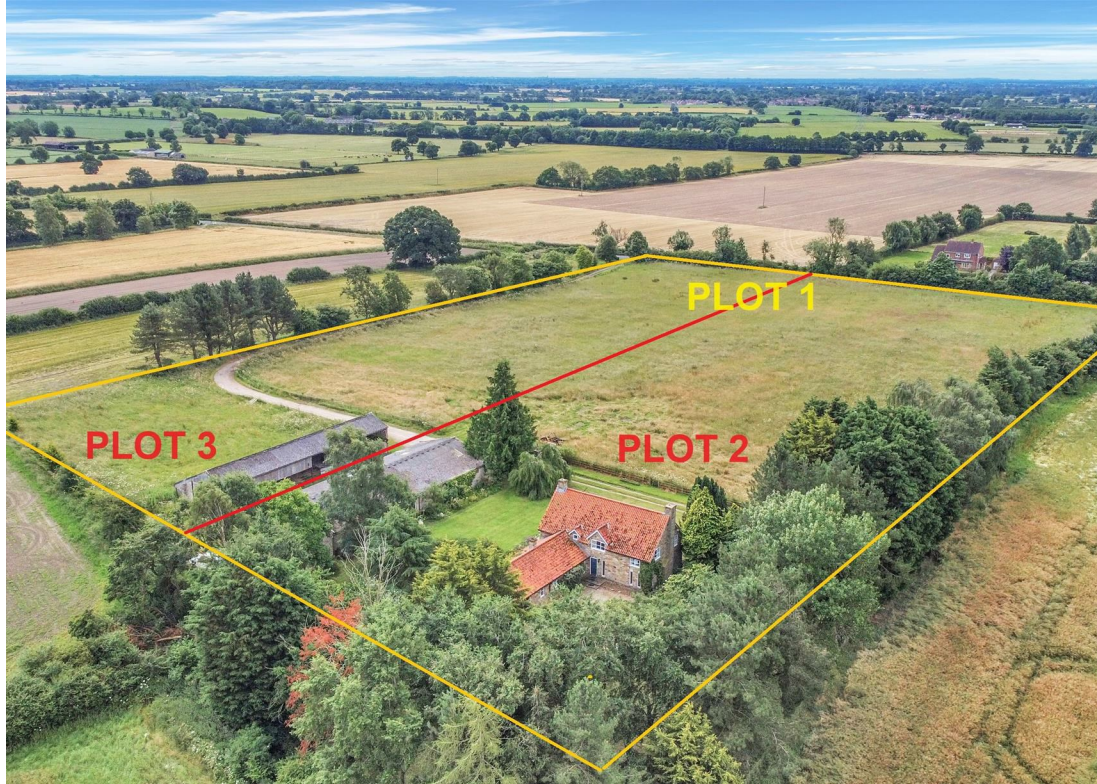
Family Bathroom – a white 4 piece bathroom suite with low suite WC, wash hand basin on a pedestal. Shaped bath, Separate plumbed shower cubical. To one side there is useful shelving.

Spacious first floor gallery landing with rear timber window overlooking the rear courtyard.

5 Bedrooms, three with outstanding elevated views over the front paddock, whilst to the rear two further bedrooms overlook with rear courtyard and side garden outlook.

Shower Room/WC with low suite WC, wash hand basin on a pedestal and a plumbed shower cubical.

Outside - There is a lawned garden surrounding the dwelling, with maturing woodland and a patio area to the east and south side.





The farmstead is accessed off Stillington Road and the farm lies on the outskirts of Stillington with private drive access. The gardens and grounds are most notable and a delight. The Calf Barn has been granted planning permission for change of use to a residential dwelling. It may also be possible to seek planning permission to convert the general purpose building into another residential dwelling. The house is surrounded by lawn with a range of mature trees and borders, interspersed with trees and a delightful pond.

The property comprises:

Stonecote Farm 2,700 sq ft with an Agricultural Occupancy Clause, a steel portal framed General Purpose Building extending to 3,600 sq ft, Calf Shed of 2,700 with planning permission and 5.5 acres of agricultural pastureland with frontage to Stillington Road in total 7.55 acres or thereabouts.

Over 6,300 square feet of agricultural buildings: -

General Purpose Building – 90ft x 40ft (27.43 m x 12.19 m) Steel Portal Framed Building with concrete floor, store, one set of double timber sliding doors and one set of rolling doors.

Calf Shed - 90ft x 30ft x (27.43 m x 9.14 m) Planning Application No. ZB23/02457/MBN with permission granted for change of use and associated works to the barn forming a single detached residential dwelling with access and garden area (0.43 of an acre) and adjoining paddock – Granted January 2024

POSTCODE - YO611LS.

TENURE - Freehold.

COUNCIL TAX BAND – G

Local Authority - Hambleton District Council.

SERVICES - Mains Water, Electricity and Septic Tank Drainage with Oil Fired Central Heating.

LOCATION - The property lies midway between the Market town of Easingwold and the village of Stillington, just within the parish of the latter. The villages together lie north of York and offer a wide range of amenities. Stillington is a well-tended and popular village. It has a thriving community hall, a church and bus service to York. In addition, Stillington has a post office/general store and public houses. The independent schools in York and Ampleforth can be reached within half an hour. York railway station has a mainline railway service offering regular services to Edinburgh, Manchester and to London Kings Cross in under two hours. Connections to York ring road provide access to the retail shopping parks as well as to the A64, A1M and beyond.

DIRECTIONS - From our central Easingwold office, proceed along Long Street, and turn left onto Stillington Road. Proceed for some distance taking the second turning on the left after G H Brooks Timber where upon Stonecote Farm is positioned on the left-hand side identified by the Churchills 'For Sale' board.

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

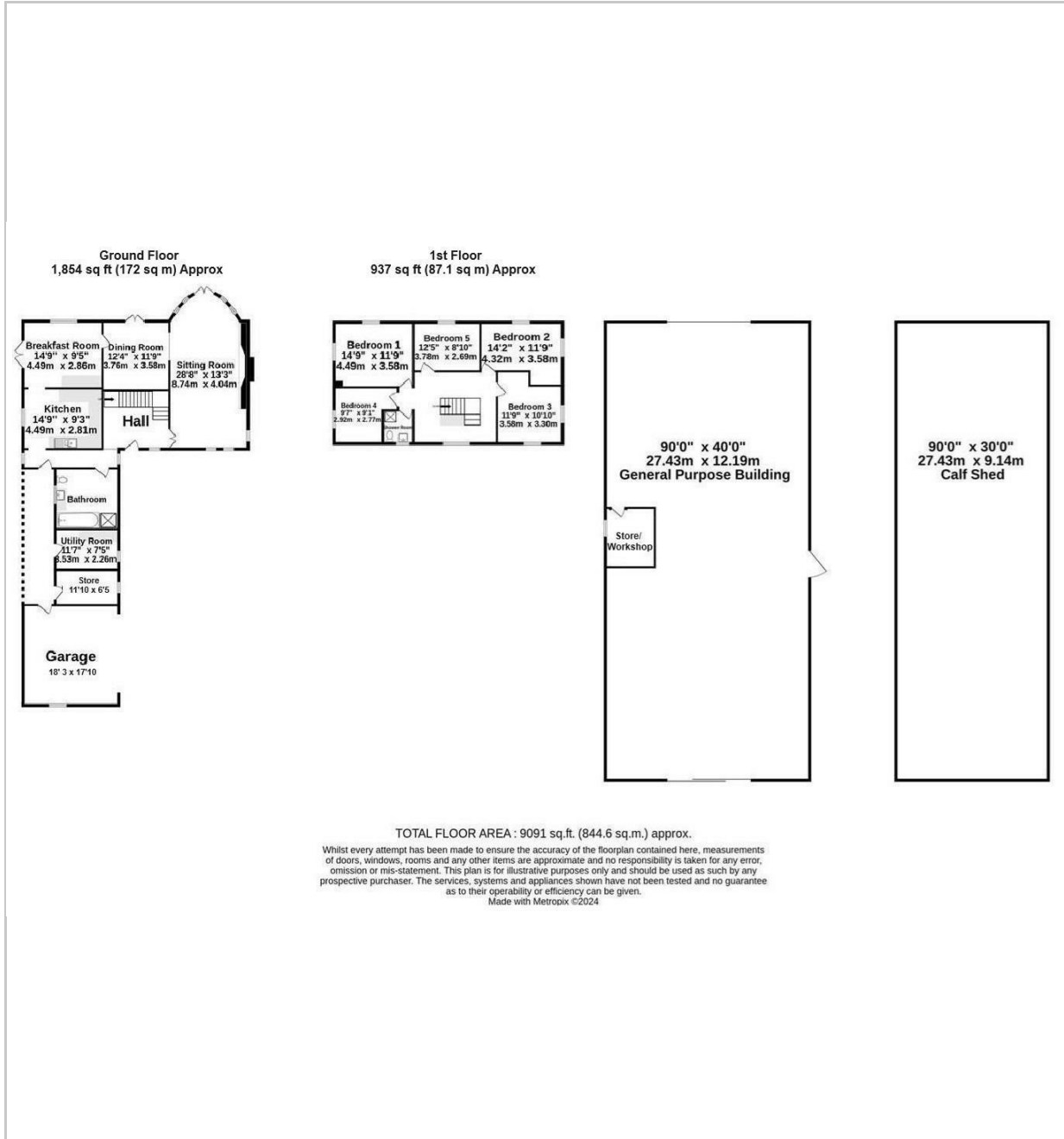
AGENTS NOTE - Stonecote Farm has an Agricultural Occupancy Clause - As part of the planning permission received by Hambleton District Council when Stonecote Farm was built, there is a restriction as to the occupation of Stonecote Farm to be 'limited to a person solely or last employed in agriculture as defined in Section 336 of the Town & Country Planning Act 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person'.

Plans, Areas and Measurements - The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

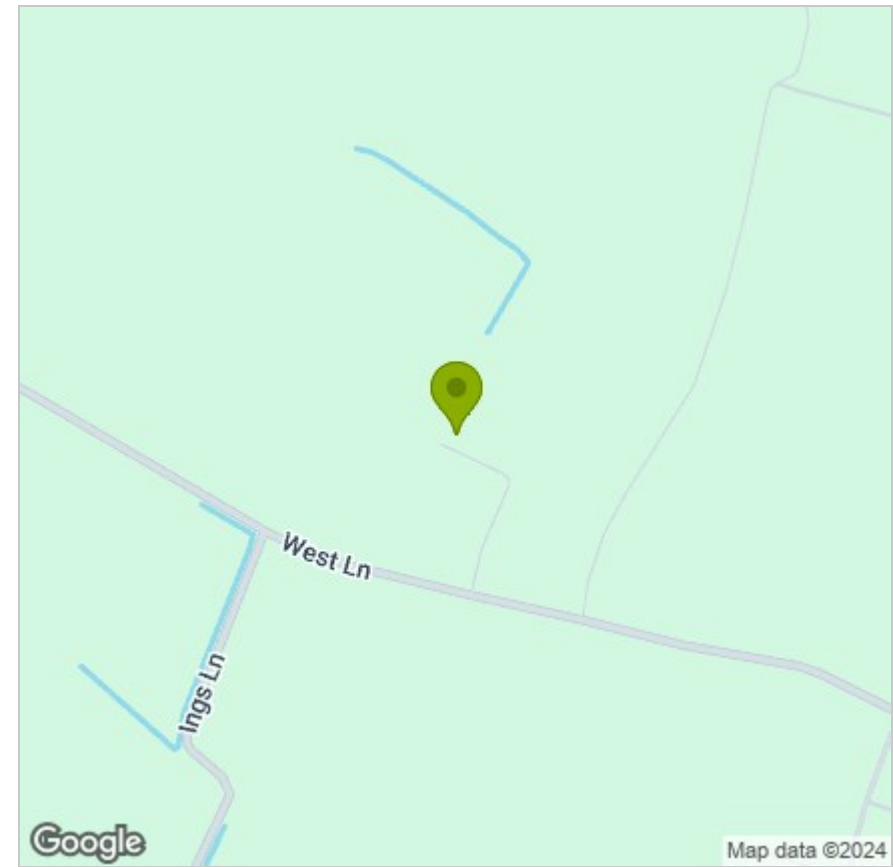
Planning Permission Link - <https://planning.hambleton.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>34</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.