



Ashfield House Main Street Stillington

York, YO61 1JU

£700,000



A RARE OPPORTUNITY TO ACQUIRE A CHARMING DOUBLE FRONTED 5 BEDROOM DETACHED PERIOD FAMILY HOME HAS CENTRAL TO THE MAIN STREET OF STILLINGTON, WHICH HAS BEEN METICULOUSLY MAINTAINED WHILST RETAINING A WEALTH OF CHARACTER. OFFERING VERSATILE LIVING WITH A SEPARATE SELF CONTAINED ANNEX, SET WITHIN A PRETTY SOUTH FACING GARDEN EXTENDING TO ALMOST 120FT IN LENGTH, WITH DOUBLE GARAGE AND OFF STREET PARKING WITH NO ONWARD CHAIN IN THIS POPULAR AND WELL SERVED VILLAGE.

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

Entrance Lobby, Reception Hall, Sitting Room, Snug, Kitchen/Diner, Utility Room. Cloakroom/WC, Boiler Room

First Floor Landing, 3 Double Bedrooms, Generous Luxury 4 Piece Family Bathroom

Second Floor Landing, Guest Bedroom with Separate Dressing Room/Study and Ensuite Shower Room

Annexe – Kitchen, Sitting/Dining Room, First Floor Landing, Bedroom and Bathroom

Double Garage, Fully Enclosed 120ft South-Facing Rear Garden

Situated within the heart of Stillington, just minutes' walk from local amenities, Ashfield House is an attractive period property dating back to 1790. This charming family home offers characterful accommodation with a wealth of exposed beams and an inglenook fireplace, all set within delightful, secluded south facing rear gardens.

Approached via a central pathway flanked by lawned gardens and a cobbled forecourt, a panelled entrance door opens to a RECEPTION LOBBY, with a further inner door leading to a T SHAPED RECEPTION HALL featuring timber flooring.

A braced door and stone steps lead down to a BOILER ROOM, housing a floor mounted oil boiler and pressurised hot water cylinder.

To one side, a SNUG enjoys a pleasant outlook to the front. The original inglenook features a decorative fireplace, while a wall length floor to ceiling display cabinet with drawers below resides to the side.

The SITTING ROOM boasts a striking cast multi fuel burning stove set on a stone hearth and matching surround. A broad bay window overlooks the Main Street and its picturesque period houses beyond, a rear door opens onto a pleasant, slightly elevated south facing patio terrace.

OPEN PLAN KITCHEN/DINER – From the reception hall, a six panel door opens to;

DINING ROOM – Featuring exposed parallel timber joists with cast brackets, a chimney arch flanked by fitted wall cupboards, and timber flooring.

A square arch leads to the KITCHEN, refitted with Shaker style units including cupboards and drawers with wood grain effect worktops, complemented by a tiled mid range. A 1½ bowl sink with side drainer sits below a window overlooking the pretty courtyard. Appliances include a four ring gas hob with concealed extractor above, double oven, space for a freestanding fridge/freezer, plumbing for a dishwasher, and a fitted timber wine rack.

A glazed panelled door leads to the adjoining UTILITY ROOM, with matching units and worktops to the kitchen, space and plumbing for a washing machine and dryer or under counter level fridge/freezer. A part glazed door opens to the rear patio and gardens, with a further door to;

CLOAKROOM/WC – Part tiled walls, a white suite comprising pedestal wash hand basin, low level WC, and vertical towel radiator. Useful fitted cupboard.

A central turned staircase rises to a FIRST FLOOR LANDING, offering elevated views over the gardens. A further staircase continues to the second floor.

At the front is the PRINCIPAL BEDROOM, featuring fitted wardrobes, dual sliding sash windows, exposed ceiling beams, and views over Main Street.

The SECOND BEDROOM also has fitted wardrobes and exposed beams, while the THIRD BEDROOM benefits from a generous range of fitted cupboards and drawers, a characterful ceiling beam, and views over the rear





garden.

The LUXURY FAMILY 4 PIECE BATHROOM includes a freestanding slipper bath with chrome claw feet and floor mounted taps, separate double mains plumbed shower cubicle, pedestal wash hand basin, low level WC, and a vertical chrome towel radiator. Additional storage includes an airing cupboard with radiator and shelving, and a further cupboard with double doors.

A turned staircase rises from the first floor to the SECOND FLOOR LANDING, below a Velux roof light, with access to:

GUEST BEDROOM, rich in character with exposed timbers, joists, rafters, and purlins, and good storage to the eaves.

Across the landing, a DRESSING ROOM/STUDY features generous railed storage cupboards and a fitted drawer unit, with an adjoining ENSUITE SHOWER ROOM comprising shower, low-level WC, wash hand basin, and vertical towel radiator.

A versatile ONE-BEDROOM ANNEXE ideal for independent living, multi-generational families, or holiday/long-term let. With a personal access door, the annexe includes a FITTED KITCHEN, SITTING/DINING ROOM, and DOUBLE BEDROOM with BATHROOM/WC.

Ashfield House enjoys a delightful central position on the Main Street, of this well regarded and serviced village, with a private driveway providing off-street parking for several vehicles, accessed via South Back Lane, leading to a DETACHED GARAGE (21'2" x 16'11") with electric roller shutter door. An internal door leads to a useful woodshed adjoining the garage and also accessed via the enclosed rear garden.

A paved, slightly elevated sun terrace includes a personal gate to the side, and centre piece of an ornamental well complimented by maturing raised brick planters. The generous terrace adjoins steps up to the south facing rear gardens which has been carefully landscaped and planted over the years, including a rectangular lawn and well stocked borders. To very rear a pathway leads past a fruit and vegetable plot boasting raspberries, gooseberries, blackcurrants and rhubarb. To the very rear there is useful bin storage.

LOCATION – Stillington lies approximately 11 miles north of York at the foot of the Howardian Hills. The village is centred around a broad green and boasts a thriving community, with amenities including a post office/store, three public houses/restaurants, a well-regarded primary school, regular bus service, Church of England church, doctors' surgery, hairdressers, and sports club.

TENURE – Freehold

POSTCODE – YO61 1JU

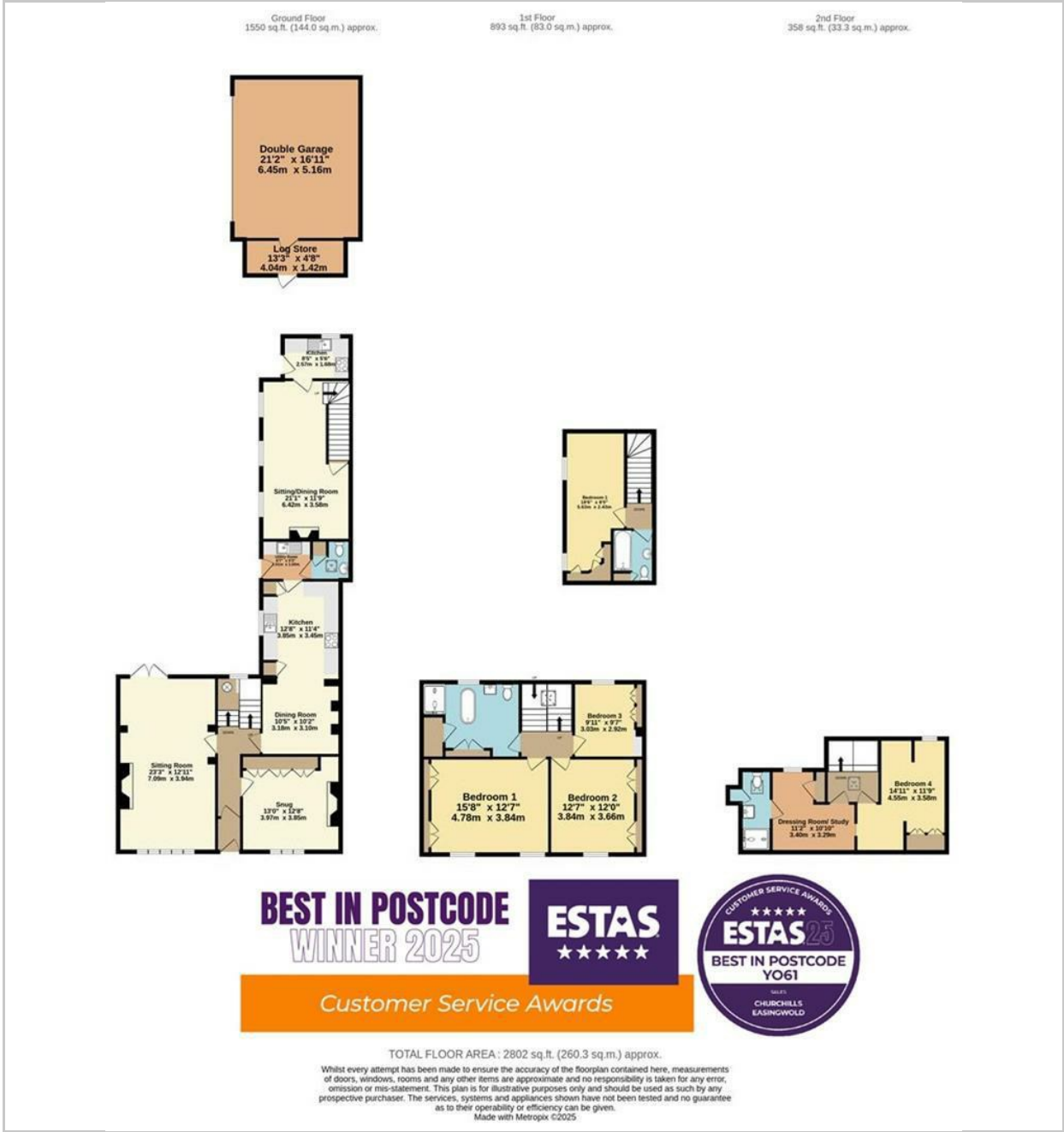
COUNCIL TAX BAND – E

SERVICES – Mains water, electricity and drainage. Oil fired central heating to the main house; LPG gas central heating to the annexe. Income producing solar panels.

DIRECTIONS – From Easingwold, take Stillington Road towards Stillington. On entering the village via High Street, continue through to Main Street. Ashfield House is situated on the right-hand side, identified by the Churchills 'For Sale' board.

VIEWING – Strictly by prior appointment through the sole selling agents, Churchills.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	74
England & Wales		EU Directive 2002/91/EC

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