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STONECROFT • GILLING EAST • NORTH YORKSHIRE





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## STONECROFT

Cawton Road, Gilling East, North  
Yorkshire YO62 4JG

*Helmsley 6 miles • Easingwold 8 miles  
Malton 12 miles • York 18 miles*

**Spacious stone-built detached  
bungalow in a prime Howardian  
Hills village**

Kitchen/dining/living room • hallway •  
utility room • principal bedroom with en  
suite • 2 further bedrooms • house  
bathroom

Garden • drive

For Sale Freehold



Stonecroft offers a rare opportunity to purchase a unique 3-bedroom detached bungalow in this most desirable of North Yorkshire villages. Originally built in the 1960s, the bungalow was significantly extended and improved by the current owners in 2014 to create a modern spacious home with glorious views over rolling farmland. The redesign was overseen by renowned Yorkshire architect Gerry Rogerson and award-winning local builder Will Siggers.

- Single storey, detached bungalow in Howardian Hills village
- Generous room sizes and accommodation extending to 1500 sq ft
- Superb, spacious and light-filled kitchen/dining/living room
- Principal bedroom suite with bifold doors overlooking open countryside
- Underfloor heating and engineered oak floors throughout
- Powered by green energy – air source heat pump
- Potential to extend into the loft, subject to consents
- Thriving village with a gastro pub, The Fairfax Arms
- 3½ miles to Ampleforth College, 2 miles on foot/bicycle

The impressive kitchen/dining/living room has vaulted ceilings and three oak king post trusses handmade on the Duncombe Estate near Helmsley. Sunlight floods in through Velux windows and a series of bifold doors on the western side. Outside, an Indian stone terrace allows the house to embrace the garden. The smart Howdens kitchen has soft-close doors and drawers, integrated hob, double oven, fridge freezer and dishwasher.

A free-standing oak-topped island provides additional cupboards and drawers allowing extra workspace and seating for two. The kitchen connects to a living area with wall-to-wall glazing and two sets of bifold doors as well as a further living area with a wood-burning stove and a further set of bifold doors opening onto the garden. A central dining space comfortably accommodates a table to seat at least ten people. There is a useful utility room with space for a washing machine and a dryer, and direct access to the front drive.

The sleeping quarters are separated from the living area by an oak door. The principal bedroom suite has a built-in wardrobe and glorious views of the countryside through a set of bifold doors. Its en suite bathroom includes a three-piece suite with a walk-in shower. There is a family bathroom and two further double bedrooms, each enjoying a southerly aspect.

The large loft, accessed by a drop-down ladder in the hallway, offers potential to create an attic conversion above the footprint of the original house, subject to the necessary permissions.

### Outside

The house is approached from the south by a large gravelled drive with parking space for three cars. The main garden, which is predominantly laid to lawn, is at the rear of the property backing onto a field. Open views stretch away across the Howardian Hills. On the western boundary is a side passage with useful timber stores for logs, bikes and refuse bins as well as a small garden shed.

### Environs

Within an Area of Outstanding Natural Beauty, Gilling East is a charming village nestled in the Howardian Hills with a thriving fine-dining country inn, The Fairfax Arms and a handsome medieval church with Saxon origins. The village hall fosters a strong sense of community and plays host to summer fairs, festivals, community markets and concerts. Alongside is Gilling Castle Golf Course with its beautiful 9-hole course. There are delightful opportunities for the walker and cyclist with

footpath access to Gilling Lakes and Yearsley Woods. The villages of Hovingham and Ampleforth are just 10 minutes' drive away, offering shops, bakeries, post offices, doctor surgeries, eateries and pubs. The nearby town of Helmsley with its historic market square offers a wider range of amenities. Gilling East is less than a 40-minute drive to York, with its mainline railway station offering a regular service to London Kings Cross in under two hours.





**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** D

**Services & Systems:** Air source heat pump services the underfloor heating and hot water. Mains electricity and drainage. Superfast fibre internet

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk)  
AONB

**Directions:** Heading into the village from either direction on the B1363, Cawton Road is almost opposite the Fairfax Arms pub. Stonecroft is a few hundred yards down on the left-hand side.

What3words

///tacky.breezes.fingernails

## Stone Croft, Cawton Road, Gilling East, YO62 4JG



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		99   A
81-91	B		
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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City

Country

Coast