



The Gale, Stillingfleet, York, YO19 6SE

- STUNNING BARN CONVERSION
- Ample off road parking & double garage with electric doors
- Superb open plan lounge diner with heated stone flooring
- Select development in this highly regarded semi-rural village
- Main bedroom with luxury en-suite bathroom
- Amazing south facing gardens overlooking fields
- Accommodation refurbished by the current owners to a high standard
- Vaulted ceilings & exposed beams
- Convenient access to York & Selby and amenities in Naburn & Escrick
- Accommodation offers generous & flexible living space throughout

Guide Price £570,000



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DESCRIPTION

'The Cart Shed' is a truly stunning three bedroom barn conversion, with attractive south facing gardens, offering open views over countryside, a double garage and ample off road parking. Situated in a select courtyard development in this highly sought after semi-rural village, with the green on the doorstep, this amazing home is ideally placed to access York and Selby and the near by amenities in Escrick and Naburn.

Having undergone a programme of refurbishment by the current owners to a very high standard, the immaculate accommodation comprises: Reception hallway with stone flooring and stairs leading to the first floor, double doors open to the most amazing open plan lounge/diner with vaulted ceiling and exposed beams, a feature brick fireplace houses the stove, stone flooring. The majority of the ground floor benefits from underfloor heating and the lounge/diner has double French doors opening to the rear garden and two Velux windows allowing plenty of light into the room. The spacious breakfast kitchen has quality bespoke units with granite worktops, breakfast bar, a range of integrated appliances, tiled floor and feature floor to ceiling windows with inset blinds. Completing the ground floor is a bedroom/reception room with a range of fitted wardrobes and again, feature floor to ceiling windows with inset blinds and a modern shower room.

A first floor landing with feature circular window overlooking the lounge diner, serves two double bedrooms, both with vaulted ceilings, exposed beams and fitted wardrobes. Bedroom One has a luxury en-suite bathroom with separate walk-in shower, underfloor heating and a door allowing access to the external staircase.

To the outside, the property is approached via a shared driveway, leading to a private driveway with ample off road parking, leading to a double garage with electric up and over doors, hot and cold running water, a side door and power and light laid on. Gated access opens to a wonderful private courtyard ideal for entertaining and an extensive south facing lawn garden with decked seating area overlooking fields to the rear.

To fully appreciate the location of this stunning character home and the accommodation on offer, we strongly recommend an early viewing.







Total floor area 119.1 m² (1,282 sq.ft.) approx

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Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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