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Odeyne Cottage The Green, Stillington, YO61 1JX

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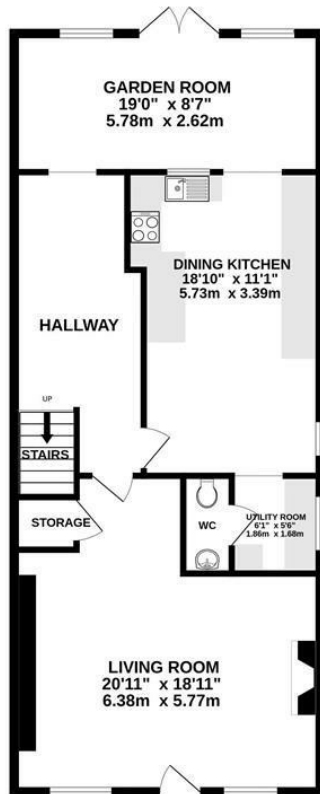
Guide Price £695,000

Situated in a lovely position overlooking Stillington village green this immaculately presented four bedroom semi detached cottage offers space and versatility and also has a one bedroom self contained detached annexe which could be rented out or would also be suitable for teenagers or elderly relatives.

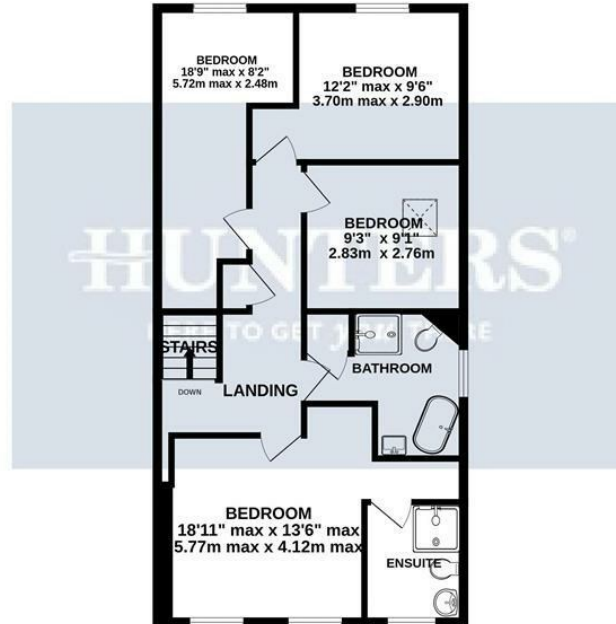
The property comprises: lounge, dining room, dining kitchen, garden room, utility room and wc. Upstairs is the main bedroom with en-suite shower room, three further double bedrooms and a family bathroom. There is an enclosed garden to the rear and a viewing is highly recommended to appreciate all this property has to offer. Council Tax Band E and EPC ratings D & E. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



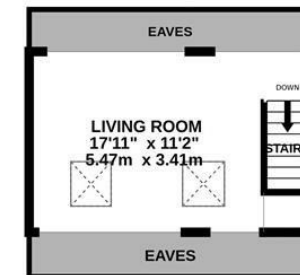
1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



ANNEX GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR ANNEX
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 2138 sq.ft. (198.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

- **FOUR BEDROOMS**
- **CHARACTER AND CHARM**
- **COUNCIL TAX BAND E**

- **SEMI DETACHED COTTAGE**
- **ADDITIONAL ONE BED ANNEXE**
- **EPC RATINGS D & E**

- **EN-SUITE FACILITIES**
- **SOUGHT AFTER VILLAGE**

LOUNGE

Feature fireplace with beamed mantle and surround, stone hearth and inset cast iron wood burning stove, windows x 2 to front aspect, exposed beams, radiators x 2, understairs storage cupboard

DINING ROOM

Stripped wooden flooring, stairs to first floor, radiator, opening to garden room

GARDEN ROOM

Vaulted ceiling, fully glazed double doors to rear garden, windows x 2 to rear aspect, velux windows x 2, tiled floor

DINING KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset ceramic sink unit, integrated electric double oven, hob and extractor hood, plumbing for dishwasher, space for fridge freezer, tiled floor, recessed ceiling lights, window to side aspect, radiator, opening to garden room

UTILITY ROOM

Range of base and wall mounted units with matching work surface, plumbing for washing machine, wood effect flooring, window to side aspect

WC

Low flush wc, vanity unit with inset circular sink unit, extractor fan, tiled floor

FIRST FLOOR LANDING

Fitted cupboard/wardrobe, loft access point

BEDROOM ONE

Windows x 2 to front aspect, radiator, feature cast iron fireplace

EN-SUITE SHOWER ROOM

Walk in shower cubicle with electric shower, low flush wc, vanity unit with inset circular wash basin, ladder style radiator, window to front aspect, tiled floor, recessed ceiling lights

BEDROOM TWO

Stripped wooden flooring, window to rear aspect, radiator

BEDROOM THREE

Stripped wooden flooring, window to rear aspect, radiator

BEDROOM FOUR

Velux window, radiator

BATHROOM

Suite comprising free standing bath with shower attachment, walk in shower cubicle with electric shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, airing cupboard, tiled walls, opaque window, ceiling spotlights, tiled floor

OUTSIDE

To the front of the property is a lawned area interspersed with bushes. The enclosed rear garden has decked and paved seating areas, artificial lawn, log store, oil tank and brick store. A timber gate leads to a gravelled driveway to the rear.

PARKING

There are gravelled parking areas to both the front and rear for off street parking

ANNEXE

DINING KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset stainless steel single drainer sink unit, electric cooker point, plumbing for washing machine, space for tumble dryer, walk in pantry, breakfast bar, windows to front and side aspects, electric storage heater, stairs to first floor

INNER HALL

Walk in cloaks cupboard

BEDROOM

Bay window to side aspect, exposed beams, electric storage heater

SHOWER ROOM

Walk in shower cubicle with electric shower, pedestal wash basin, low flush wxc, tiled floor, heated towel rail, electric wall heater, extractor fan

FIRST FLOOR

LOUNGE

Feature circular window to side aspect, 2 x velux windows, eaves storage, wall mounted electric fire, electric storage heater, exposed beam

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.













