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HERE TO GET *you* THERE

Wren House High Street, Stillington, YO61 1LG



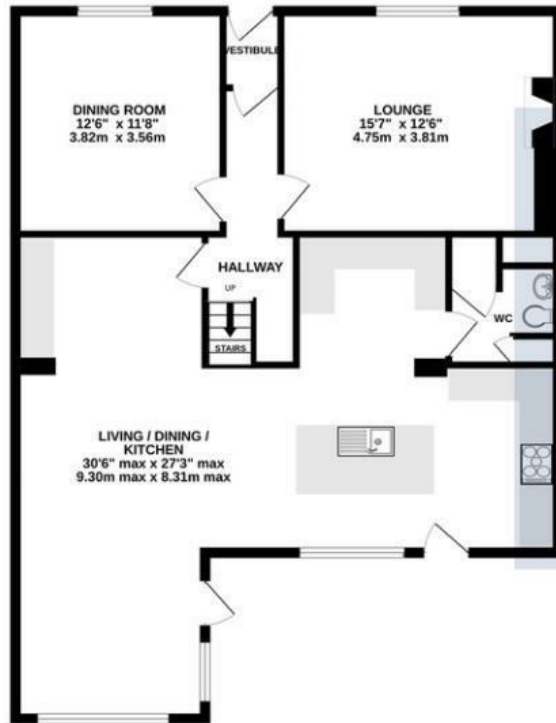
# Wren House High Street, Stillington, YO61 1LG

Guide Price £695,000

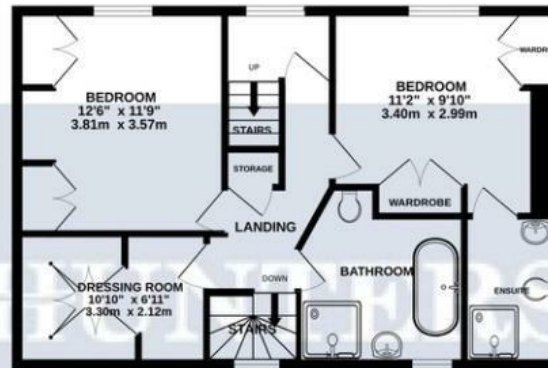
Situated within the Conservation Area in the sought after village of Stillington this Grade II listed cottage is immaculately presented and is sure to appeal. Originating from the early 1700's it is full of character, charm and has many period features. It comprises: entrance lobby, hallway, lounge, dining room, open plan kitchen/diner/living area, utility room/wc. To the first floor is the main bedroom with en-suite shower room, a second bedroom, a dressing room and family bathroom. To the second floor are two further bedrooms and a shower room. Outside there is a beautiful south facing garden to the rear and ample off street parking. EPC rating E and Council Tax Band F. A viewing is highly recommended to appreciate this lovely home. Apply Easingwold Office on 01347 823535.

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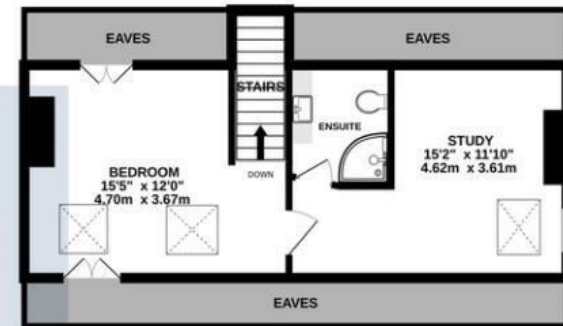
GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



2ND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1978 sq.ft. (183.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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### **ENTRANCE LOBBY**

Accessed via timber front door, stone floor with underfloor heating, part glazed door to hallway

### **HALLWAY**

Stone floor with underfloor heating, stairs to first floor, understairs storage area, fitted shelving, cupboard housing underfloor heating controls

### **LOUNGE**

Feature brick fireplace with beamed mantle, stone hearth and inset cast iron wood burning stove, windows x 2 to front aspect, stone floor with underfloor heating, exposed beams, fitted cupboards and shelving

### **DINING ROOM**

Feature cast iron fireplace with inset electric fire, window to front aspect, exposed beams, stone floor with underfloor heating, fitted cupboards and shelving,

### **KITCHEN/DINER/LIVING**

Open plan

### **DINING AREA**

Range of base and wall mounted units with matching preparation surfaces, integrated larder fridge and freezer, recessed ceiling lights, stone floor with underfloor heating

### **LIVING AREA**

Stone floor with underfloor heating, vaulted ceiling, exposed beams, velux windows x 3, windows x 2 to rear aspect, fully glazed double doors to rear garden

### **KITCHEN AREA**

Fitted with a range of base and wall mounted units with matching granite work surfaces, fitted island with cupboards, granite work surfaces and inset sink unit, rangemaster cooker, integrated microwave, integrated dishwasher, american fridge freezer, windows x 3 to rear aspect, vaulted ceiling, velux windows x 3, fully glazed door to rear garden, stone floor with underfloor heating

### **WC/UTILITY ROOM**

Cupboards housing washing machine and tumble dryer, low flush wc, pedestal wash basin, stone floor with underfloor heating, recessed ceiling lights, window to side aspect, cupboard housing Lpg central heating boiler

### **FIRST FLOOR LANDING**

Window to front aspect, fitted cupboard, stairs to second floor

### **BEDROOM ONE**

Fitted cupboard and fitted wardrobe, window to front aspect, radiator

### **EN-SUITE SHOWER ROOM**

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, ladder style radiator, opaque window to side aspect, recessed ceiling lights

### **BEDROOM TWO**

Window to front aspect, radiator, fitted wardrobe, alcove with feature brick wall and built in dressing table, radiator

### **DRESSING ROOM**

Fitted wardrobes, dressing table, radiator, recessed ceiling lights

### **BATHROOM**

Suite comprising free standing cast iron bath with shower attachment to taps, walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, radiator, opaque window, recessed ceiling lights

### **SECOND FLOOR**

### **BEDROOM THREE**

Feature cast iron fireplace, stripped wooden flooring, velux windows x 2, vaulted ceiling, radiator

### **BEDROOM FOUR/STUDY**

Stripped wooden flooring, window to side aspect, velux window, radiator, vaulted ceiling

### **SHOWER ROOM**

Walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, ladder style radiator, extractor fan

### **OUTSIDE**

To the side of the property is gated access to the enclosed rear garden. This is south facing and has a paved patio area with steps leading down to a lawned area with borders of shrubs, plants and flowers. A gate at the bottom of the garden gives access to an area for parking and there is an outbuilding with power and light laid on.

### **PARKING**

Accessed from the back lane there is an area for the parking of a number of vehicles

### **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.























