



Main Street, Stillington Guide Price £535,000

*** WATCH OUR SOCIAL MEDIA REEL NOW *** A characterful 3 bedroom cottage with 18th Century origins, located on Stillington's picturesque High Street and providing around 2,320 sq ft of flexible living space that includes a fabulous 2 bedroom annex perfect for an elderly relative or extended family members PLUS a double garage, car port and south facing rear garden.

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Property Overview

With origins believed to date back as far the mid 1700's, this wonderful former farmworker's cottage features extended ground floor living space and an adjoining 2 bedroom annex converted from a range of stables. In total, the property now provides around 2,320 sq ft of flexible living space that includes no less than 5 bedrooms, 3 bathrooms and 4 reception rooms complemented by a double garage, car port and a south facing garden.

Inside

An entrance lobby opens into a spacious sitting room with exposed beams and a fabulous red brick fireplace. A charming inner hall with staircase leads off to a rear lobby with cloakroom/wc, formal dining room, snug and an impressive 19'0" (5.79m) long dining kitchen with 12'0" (3.66m) high vaulted ceiling, exposed beams, wood burning stove and timber worktops complemented by a period style sink unit, eye-level double oven and grill, freestanding appliance space and a useful utility room leading off.

The split level first floor landing leads off into a principal bedroom with original fireplace and compact en-suite shower room, 2 further bedrooms (1 with a 2nd original fireplace and 1 with fitted wardrobes) and a bathroom with a shower above the bath.

Other internal features of note include an oil fired central heating system, double glazing and an opportunity to cosmetically update and improve the property in parts.

The Annex

Converted from a range of stables in 2002, the annex benefits from it's own independent access as well as an interconnecting door into the main residence from the shower room into the utility room. The annex is double glazed, features its own central heating system and currently provides an open plan dining kitchen and living room, 2 double bedrooms and a stylish shower room complemented by it's own area of private garden.

Please note that the planning permission granted in 2001 regarding the annex (Planning Reference : 01/00191/FUL) stipulates that "the additional living accommodation is only approved as an extension to the existing building. To use the accommodation as a separate dwelling or for purposes other than the ancillary to the existing dwelling would require a further planning permission."

Outside

The front garden overlooks the village church and a driveway off South Back Lane (shared with the neighbouring Woodburn Cottage) leads up to an area of hardstanding which provides parking and access into a double garage and a car port.

The cottage features a delightful south facing rear courtyard and the rear garden off the driveway is also south facing and mainly laid to lawn with well stocked flowerbed and shrub borders.

Services

We have been advised by the vendor that all main services are connected to the property with the exception of mains gas.

Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

E

Council Tax

E - North Yorkshire Council

Current Planning Permissions

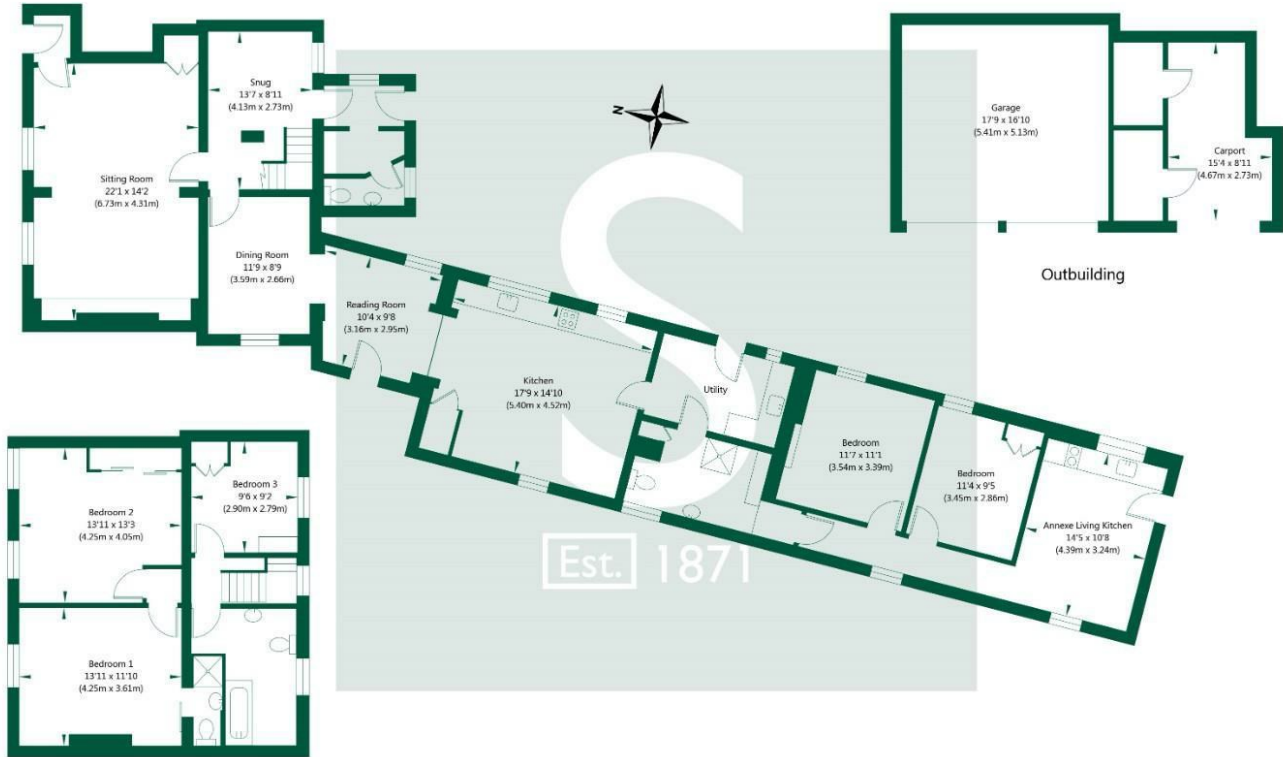
No current valid planning permissions

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Main Street, Stillington, York, YO61 1JS

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1705 SQ FT / 158.42 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 614 SQ FT / 57.03 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2319 SQ FT / 215.45 SQ M - (Excluding Outbuilding)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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