



Lavender House, Hollins Grove Farm, Stillington Road, Easingwold, York YO61 Guide Price £550,000

A simply stunning 3 bedroom contemporary barn conversion of significant style, charm and beauty located opposite an 18 hole golf course, less than a mile outside Easingwold and only 11 miles north of York. Built in 2021 and forming part of an exclusive gated development of 6 contemporary homes, the breathtakingly beautiful bespoke interior includes a 35'8" (10.87m) long dining kitchen and living room with a 17'10" (5.44m) high vaulted ceiling, complemented by 2 ground floor double bedrooms and bathroom plus a stunning first floor master bedroom with luxury en-suite bathroom and a magnificent mezzanine overlooking the living space.

*** NO ONWARD CHAIN ***

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Inside

Prepare yourself to be blown away as walk into a staggeringly stunning 35'8" (10.87m) long underfloor heated dining kitchen and living room with a 17'10" (5.44m) high vaulted ceiling, bi-folding doors off the living area with remote control blinds and an exquisitely designed Kuhlmann kitchen featuring an ash topped central island and dining bar, generous storage and a range of high specification Siemens appliances that include an induction hob with downdraft extractor, fridge, freezer, wine chiller and eye level oven, grill and microwave plus a Quooker tap, complemented by a useful utility room leading off.

An inner hall leads off into 2 ground floor bedrooms (1 with built-in wardrobes) and a stylish bathroom with both a bath and separate walk-in shower.

A beautiful bespoke oak staircase leads up to a fabulous mezzanine overlooking the living room which features further oak flooring, bespoke cabinetry and is an incredibly versatile space, ideal as a home office, studio, snug or quite simply as a reading and relaxation zone. Leading off the mezzanine is the principal bedroom with exposed beams and a luxurious en-suite bathroom with contemporary bath tub and separate walk-in shower.

Other internal features of note include a gas fired central heating system, underfloor heating to the ground floor and triple glazing.

Outside

A secure gated driveway with entry code and telecom leads up to Lavender Barn's private double width driveway with provisions for an ev charging point and a pretty part walled south facing garden which has been landscaped to feature a lawn, generous paved seating area, raises veg beds, greenhouse and external lighting.

Paved pathways lead round from both sides of the property to a covered and versatile area at the rear which features a bike store, external power points, lighting and tap plus a useful sink as well as providing invaluable covered storage space.

Tenure

Freehold

Services/Utilities

Electricity and water are understood to be connected with sewerage by way of Klargester foul water treatment plant and LPG courtesy of a common underground tank.

Broadband Coverage

Up to 1600* Mbps download speed

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

EPC Rating

C

Council Tax

D - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

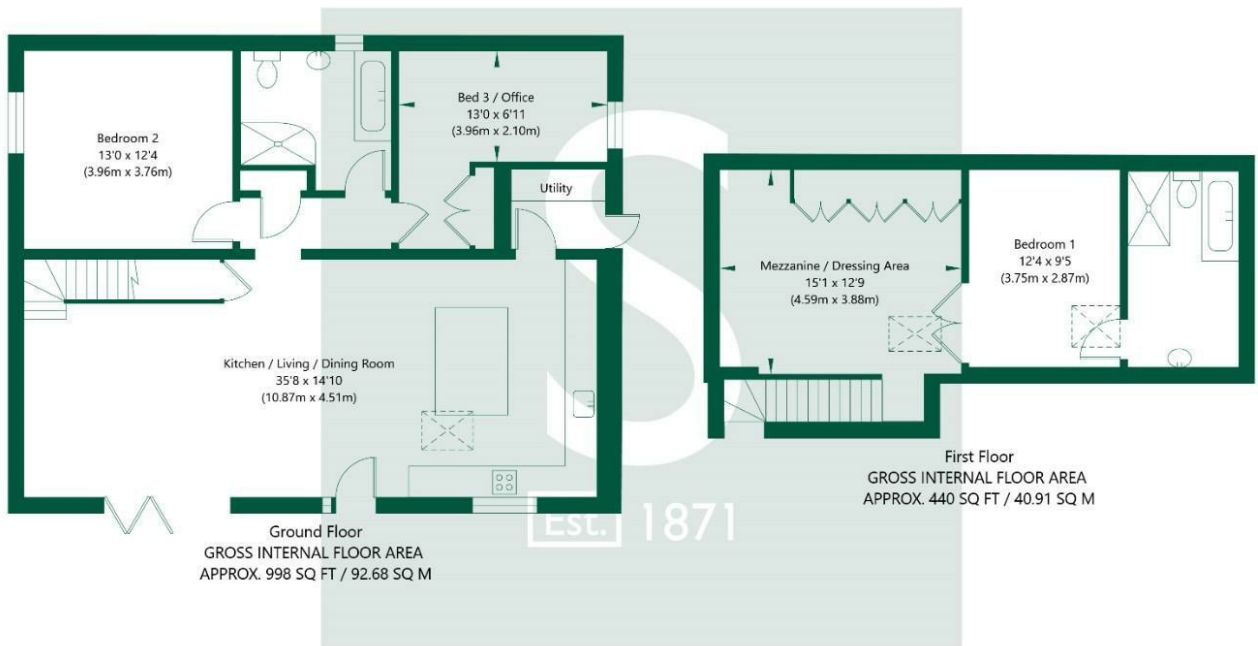
Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold

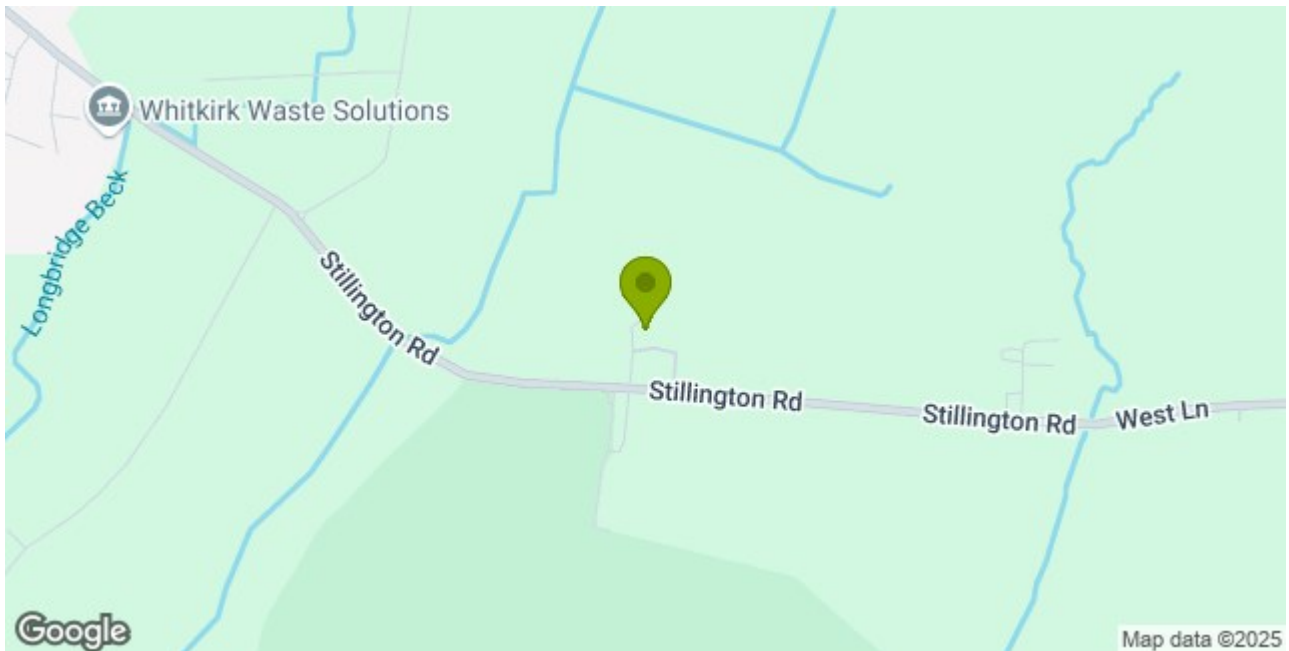
Agent's Note

Please also note that all 6 barns contribute approx. £350 each per year for the ongoing maintenance and running costs of the communal areas that include the electric gates, driveway lighting and water treatment plant.

Hollins Grove Farm, Easingwold, York, YO61 3ES



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1438 SQ FT / 133.59 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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