



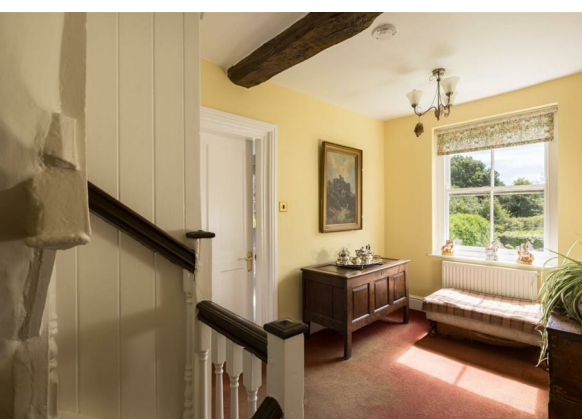
## Stewart Lane, Stillingfleet, York Asking Price £1,300,000

A stunning 4 bedroomed Grade II Listed farmhouse believed to date back to 1685, set within 4 acres of mature garden and paddock land, complemented by a 2 bedroom detached cottage and triple garage block.



## FOREWORD

A unique opportunity to acquire this period farmhouse set within approximately 4 acres of garden and paddock land, which has been transformed by the current vendor in recent years. The property features a superb rear lounge with open aspect, in addition to master and guest bedroom suites. With three separate downstairs reception rooms and four bedrooms in total, the property caters for both young and mature families. There is a detached 2 bedroom cottage/annexe boasting contemporary living accommodation ideal for teenagers or those with elderly relatives. A general purpose building and triple garage block provide external accommodation, and for those with horses there is a double stable block with tack room. The property's gardens and land have been expertly maintained, including two paddocks enclosed by post and rail fencing. A more peaceful setting you could not wish to find, and an early inspection is strongly recommended.



**S**  
Est. 1871

NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

Main House Gross Internal Floor Area: Approx. 1980.56 SQ FT / 184 SQ M (Not including Garage) Ground Floor Area: Approx. 1031.11 SQ FT / 95 SQ M  
 First Floor Area: Approx. 729.04 SQ FT / 67.73 SQ M Second Floor Area: Approx. 221.31 SQ FT / 20.56 SQ M  
 Guest Cottage Gross Internal Floor Area: Approx. 1068.1 SQ FT / 99.23 SQ M Garage: Approx. 559.83 SQ FT / 52.01 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

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