



Escrick Road, Stillingfleet, York £750,000

Nestled within a charming farmstead development on the fringes of the picturesque village of Stillingfleet, this stunning Georgian farmhouse enjoys wonderful open countryside surroundings and is offered with no forward chain.



Dating back to the early 1800s, this charming property was the farmhouse of Beck Farm, formerly part of Escrick Park Estate. With its pleasing facade, the property commands a stately presence. It is enveloped by well maintained gardens that border uninterrupted views of the countryside.

A journey through this fine residence begins at the side elevation, where a charming sunroom presents an informal area in which to relax. This leads into the large dining kitchen which offers an exceptional space for both everyday living and entertaining. Next to the kitchen there is a utility room which is complemented by a walk-in pantry and a boiler room.



The elegant sitting room and the snug provide spaces for relaxation. Meanwhile, the formal front entrance grants access to both the music room and a staircase to the upper floors.

On the first floor are three generously proportioned bedrooms, each presenting comfort and character, and served by a family bathroom and a separate WC. On the second floor, two additional bedrooms are nestled beneath the eaves. There is also a further family bathroom on this floor.

The side entrance serves as the everyday approach to the house; however, a stroll through the grounds reveals the true charm of the original front elevation. Here, the gardens extend with a generous lawn, borders and shrubberies. A parterre standing directly in front of the house catches the evening sun and is a wonderfully private space for al fresco dining.



At the bottom of the garden there is a brick-built workshop which presents an opportunity for easy conversion to a home office or studio. Meanwhile, the brick shed conveniently positioned near the driveway provides ample storage space for bicycles, garden equipment, tools, etc.

Beck Farm is a development of former farm buildings; the hamlet of six houses enjoys a strong sense of community, whilst the Old Farmhouse retains a feeling of private retreat. A rare and distinguished home, it blends the timeless elegance of its Georgian origins with modern practicality in a setting of natural beauty.



Additionally, the property is within the catchment area for Fulford School. It is positioned mid way between York and Selby and enjoys easy access to the A19 and A64. Cyclists and walkers will appreciate its proximity to the Trans Pennine Trail, which is just half a mile away.

Tenure: Freehold

Services/Utilities: Electricity & Water are understood to be connected. and Sewerage via shared septic tank. Oil Central Heating

Broadband Coverage: Up to 150* Mbps download speed

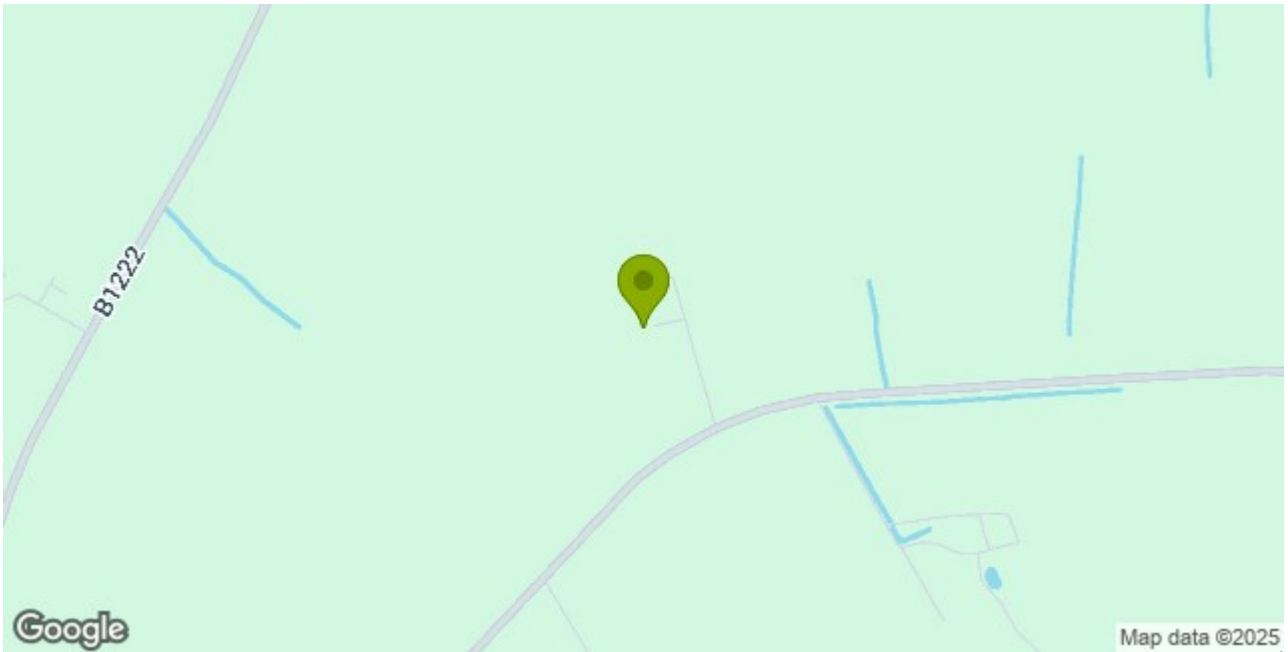
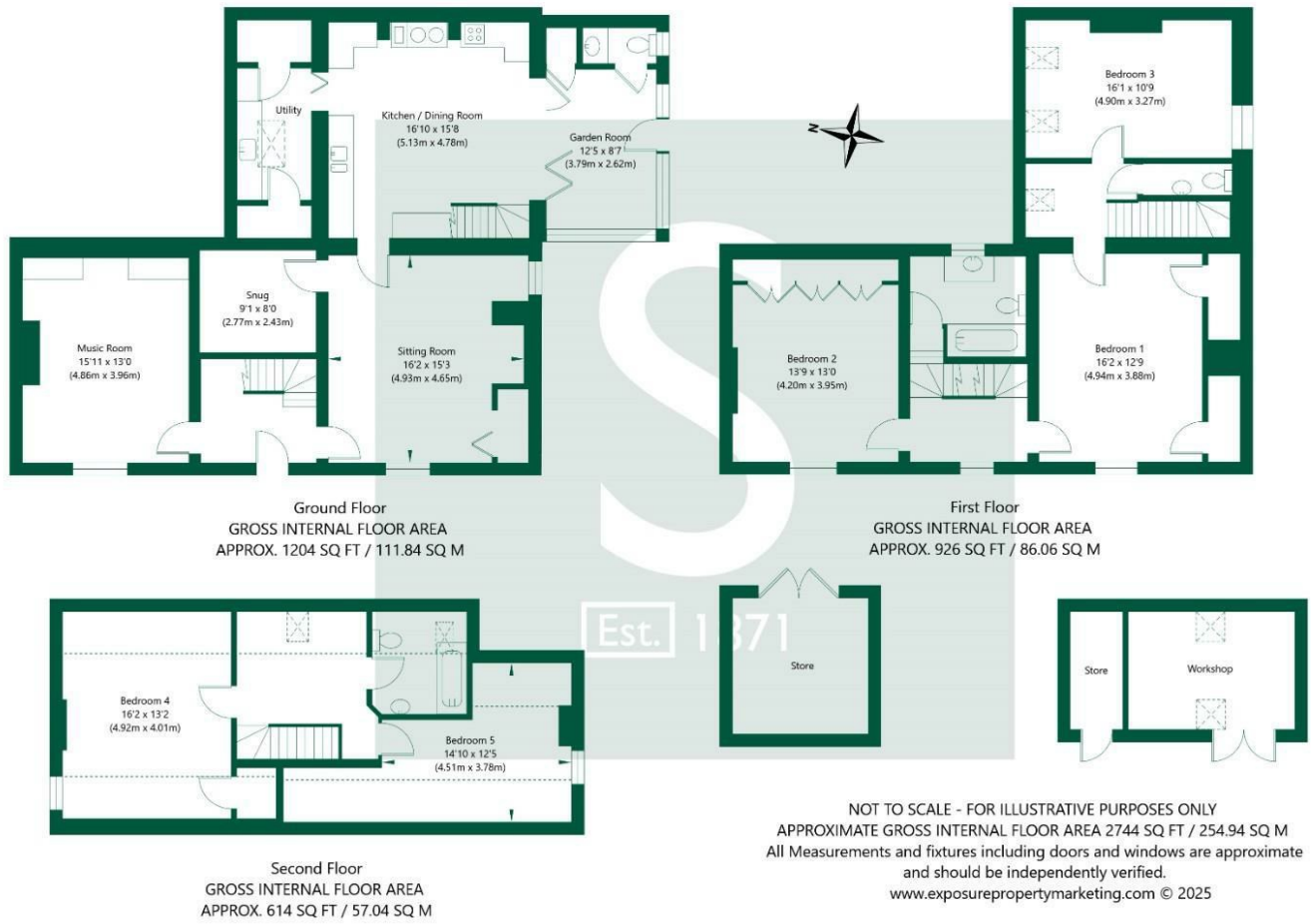
EPC Rating: D

Council Tax: G - Selby Council

Current Planning Permission: No current valid planning permissions



Escrick Road, Stillingfleet, York, YO19 6HT



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