



The Granary Stewart Lane, Stillingfleet York YO19 6HP

welcome to

The Granary Stewart Lane, Stillingfleet York

The Granary is an impressive family home which has been converted from a former farm building and offers stylish accommodation whilst retaining many of the original features. Sitting in a peaceful rural location outside the popular village of Stillingfleet, 7 miles south of York.



Description

The living room has a substantial fire place at the centre of the room with a log burner at its base, perfect for the colder winter months. Exposed timber beams and two Veulx windows can be found in the vaulted ceiling above, along with a bespoke handmade cast iron chandelier. A set of oak double doors open to the patio seating area, providing an indoor outdoor feel. At the other end of the house is the formal dining room and second reception, which could also be used as a ground floor bedroom if required. Like the other rooms in the property natural light is in abundance, this is mainly due to the two sets of floor to ceiling windows in the dining room and the triple aspect windows in the versatile second reception/fifth bedroom. Both rooms are very generous in size and could be used for various purposes depending on individual requirements, with an en suite to the second reception/fifth bedroom. Before you enter the kitchen you find yourself in the utility area with the boiler in one corner and space for multiple white goods to both sides. An attractive limestone tile floor has been laid throughout the kitchen and utility that is very much in keeping with the overall character of the property. Again two sets of floor to ceiling windows can be found to the front of the room which provide not only light but lovely views over the front garden and fields beyond. There in an Aga to one side, two original chopping blocks and a full width worktop that incorporates a Belfast sink with storage below. To the first floor there are four double bedrooms, two of which have Juliet balconies. The master bedroom also benefits from a roll top bath in one corner. The family bathroom has a walk-in shower, double stone sinks and a vintage style w.c.

Exterior

Externally there is a lawned garden to all sides and a patio seating area. The garden is fully enclosed with a five bar gate to the front, perfect if you have young children or pets. There is parking to the front of the property on the block paved drive and additional parking for four cars on the gravelled hard standing. The land is broken up into an allotment with nine raised vegetable plots, two pony paddocks and a separate fully enclosed formal garden immediately across from the house.

Entrance Hall

The entry hall to the home has kiln dried, solid oak, parquet flooring, the stair case to the first floor, a window to the side and a window to the rear.

Cloakroom

A ground floor cloakroom with vintage style wash hand basin, a w.c, kiln dried solid oak parquet flooring, paneling to the walls and a window to the front.

Lounge

14' 2" max x 20' 8" (4.32m max x 6.30m)
A beautiful lounge with a substantial fire place at the centre of the room with a log burner at its base, exposed timber beams and two Veulx windows to the vaulted ceiling above along with a bespoke handmade cast iron chandelier and oak double doors to the patio seating area.

Dining Room

17' 4" x 13' 8" (5.28m x 4.17m)
A formal dining room with kiln dried solid oak parquet flooring, exposed beams, exposed brickwork and two sets of full height windows.

Reception Room/ Fifth Bedroom

18' 8" x 13' 8" (5.69m x 4.17m)
A versatile reception room with kiln dried solid oak parquet flooring, exposed beams, exposed brickwork and two windows to the front of the home. This space could be used as a fifth bedroom or a home office.

Ground Floor En Suite

A ground floor en suite, just off from the secondary reception room, with a w/c, a wash hand basin, a shower cubicle and a window to the side of the home.

Kitchen

18' 2" max x 18' 9" max (5.54m max x 5.71m max)
A superb kitchen with an Aga, an integrated dishwasher, a breakfast bar island, oak worktops throughout, spotlighting, six floor to ceiling window to the front, a door leading to the rear and stunning stone flooring throughout.

Utility Room

5' 1" max x 10' 1" max (1.55m max x 3.07m max)
The utility is accessed from the inner hallway which leads in to the kitchen, the utility has plumbing for a washing machine, a window to the rear, spotlighting, space for a fridge/freezer and lovely stone flooring.

Landing

The first floor landing has carpeted floors, a window to the side, two skylights, exposed brick work wall, exposed beams, a storage cupboard and a window to the front of the home.

Bedroom One

10' 1" max x 10' 3" max (3.07m max x 3.12m max)
A fantastic primary bedroom with a free standing bath tub, a window to the rear of the home, an arched window to the side of the home, offering beautiful picturesque views, a Juliet balcony and the loft access.

Bedroom Two

13' 7" x 9' 8" + recess (4.14m x 2.95m + recess)
The second double bedroom has a window to the side of the home, a window to the rear of the home, carpeted floors and original beams.

Bedroom Three

10' 10" x 9' 9" (3.30m x 2.97m)
The third double bedroom has carpeted floors, a window looking over the front of the home, original beams and French doors on to the Juliet Balcony.

Bedroom Four

10' 1" Max x 10' 3" Max (3.07m Max x 3.12m Max)
The fourth double bedroom has carpeted floors, a window looking over the front of the home and the original beams.

Bathroom

The family bathroom has unique stone, double sinks, a vintage style w.c with a pull chain, tiled floor/walls, a rainfall, walk in shower, an extractor fan and a towel radiator.



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welcome to

The Granary Stewart Lane, Stillingfleet York

- A beautifully presented barn conversion with just over 2 acres of land
- Living room with an impressive brick fire place and log burner
- Formal dining room with full height windows that allow an abundance of natural light to enter
- Second reception room/ ground floor fifth bedroom
- Garden to all sides of the house, an additional garden over the track and a parking area for four cars

Tenure: Freehold EPC Rating: C



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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