

Green Willows, The Brickyards,  
Stamford Bridge, YO41 1HZ  
Offers Over £995,000





## ABOUT THE PROPERTY

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Welcome to Green Willows, a truly exceptional property combining character, space, and modern luxury. Originally three cottages from the old brickyard, this home has been thoughtfully transformed into one expansive detached family residence, offering the perfect blend of period charm and contemporary living.

Set within approximately 2.5 acres of beautifully maintained grounds, Green Willows boasts its own private 0.9-acre lake, complete with a fountain, creating an idyllic and tranquil setting for outdoor enjoyment. The property is accessed via an impressive electric gated entrance, ensuring privacy and security.

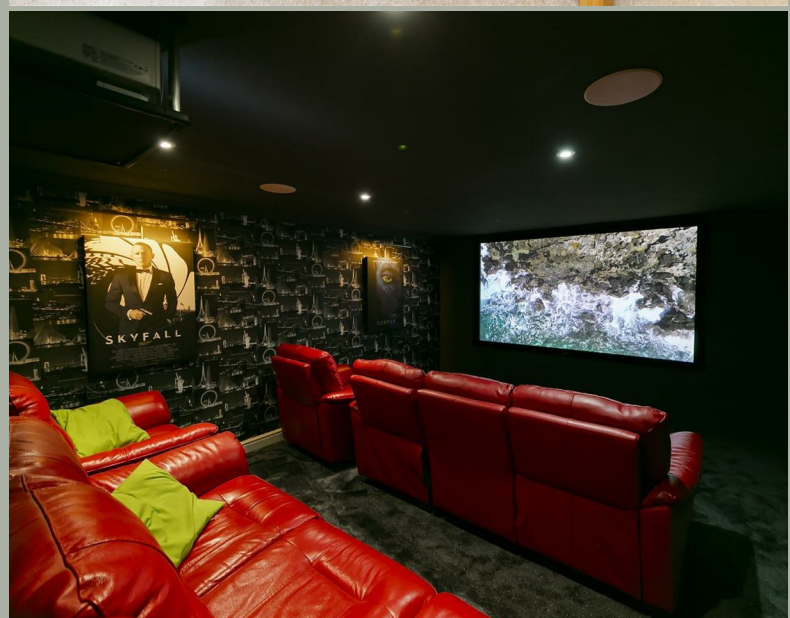
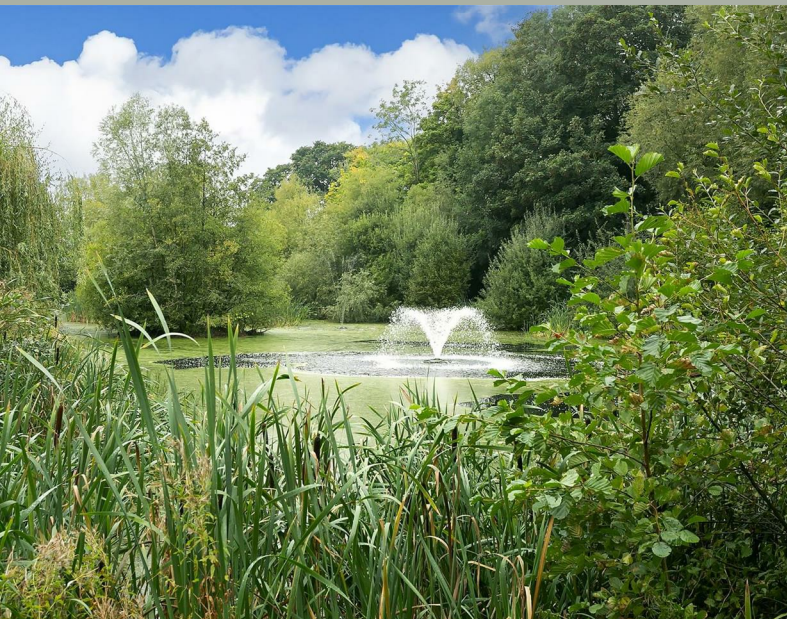
Inside, the heart of the home is a stunning modern kitchen featuring bi-folding doors that open onto the garden, seamlessly blending indoor and outdoor spaces. The kitchen is finished to an impeccable standard with quartz worktops, a range oven, and top-of-the-line appliances, perfect for cooking and entertaining. The property offers an abundance of living space, including a dedicated cinema room—ideal for family movie nights or hosting guests. With 5 generously sized bedrooms in the main house, there is ample space for a growing family or visiting friends. Additionally, Green Willows features a self-contained 1-bedroom annex—an ideal space for relatives, guests, or potential Airbnb rental opportunities. This flexible space offers privacy and versatility, perfect for a range of uses.

Situated in a highly sought-after location, Green Willows is more than just a home - it's a lifestyle. Whether you're strolling through the expansive grounds, relaxing by the lake, or enjoying the fantastic internal accommodation, this property offers something for everyone. Don't miss the opportunity to make this property your dream home.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band G.











Tenure: Freehold  
East Riding of Yorkshire Council  
Band: G

#### ENTRANCE HALL

2.59m x 5.75m (8'5" x 18'10" )

Entered via front entrance door with opaque window panel, having stairs to the first floor accommodation with under stairs cupboard, herringbone flooring and radiator.

#### CINEMA ROOM

3.67m x 5.23m (12'0" x 17'1" )

Window to the front elevation, recess lighting and radiator.

#### DINING ROOM

3.65m x 6.31m (11'11" x 20'8" )

Two bay windows to the front elevation, brick fireplace, original wooden beams, herringbone flooring and four wall light points.

#### SITTING ROOM

6.09m x 4.32m (19'11" x 14'2" )

Log burner in brick surround, bay window to the front elevation, double radiator, stairs to first floor accommodation, coving to ceiling and further radiator.

Double doors leading to;

#### CONSERVATORY

3.92m x 3.01m (12'10" x 9'10" )

Brick and UPVC construction, radiator, tiled flooring and double doors to the rear elevation.

#### LOUNGE

4.32m x 6.01m (14'2" x 19'8" )

Bay window to the side elevation, two windows to the rear.

Two radiators and coving to ceiling.

#### SUN ROOM

2.93m x 3.65m (9'7" x 11'11" )

UPVC windows to the side elevation and double doors to the rear elevation.

Radiator and tiled flooring.

#### BEDROOM

3.96m x 6.35m (12'11" x 20'9" )

Bay window to side elevation and window to side elevation.

Double radiator, coving to ceiling and recess lighting.

#### EN-SUITE SHOWER ROOM

1.48m x 1.03m (4'10" x 3'4" )

Fitted suite comprising walk in shower cubicle, WC, corner hand basin, extractor fan, fully tiled and opaque double glazed window to the rear elevation.

#### KITCHEN

5.63m x 5.45m (18'5" x 17'10" )

A range of floor and wall cupboards, pantry, working surfaces, Smeg cooker with Smeg extractor hood over, two integrated Smeg ovens, centre island with a variety of drawers, 1 1/2 stainless steel sink unit with mixer tap, 1 stainless steel bowl sink, fitted outlets and built in dishwasher.

Designer radiator, recess lighting, further radiator, tiled flooring and bi-folding doors to the rear elevation.

#### REAR LOBBY

4.05m x 1.86m (13'3" x 6'1" )

UPVC rear door, tiled flooring and recess lighting.

#### CLOAKROOM/WC

1.10m x 1.60m (3'7" x 5'2" )

Fitted suite comprising WC, hand basin, extractor fan, recess lighting and tiled flooring.

#### UTILITY

3.70m x 4.05m max (12'1" x 13'3" max)

Range of floor and wall cupboards, working surfaces, stainless steel sink unit, plumbing for washing machine, space for tumble dryer, tiled flooring, radiator and window to the rear elevation.

#### BOOT ROOM

3.81m x 3.07m (12'5" x 10'0" )

UPVC rear personal door, recess lighting, tiled flooring and access to the garage.

#### GARAGE

5.55m x 5.41m (18'2" x 17'8" )

Having up and over door, with power and light, EV electric charging point and window to the side elevation.

#### FIRST FLOOR ACCOMMODATION

10.01m x 5.87m (32'10" x 19'3" )

Access to the loft, airing cupboard and fitted storage cupboard.

Two windows to the rear elevation and window to the front elevation.

#### BATHROOM

3.08m x 3.67m (10'1" x 12'0" )

Fitted suite comprising walk in shower cubicle, bath with mixer tap and shower attachment, low flush WC, hand basin, extractor fan, two ladder style radiators, recess lighting, fully tiled walls and floor.

#### BEDROOM

3.67m x 4.12m (12'0" x 13'6" )

Fitted wardrobes and drawers, radiator, recess lighting, radiator and window to the front elevation.

#### BEDROOM

5.69m x 3.65m (18'8" x 11'11" )

Fitted wardrobes to one wall, two radiators, recess lighting and two windows to the front elevation.

#### EN-SUITE SHOWER ROOM

1.44m x 2.01m (4'8" x 6'7" )

Fitted suite comprising shower cubicle, low flush WC, hand basin, chrome ladder style radiator, extractor fan, fitted mirrored cupboard with light, recessed lighting and fully tiled.

#### MASTER BEDROOM

4.36m x 5.48m (14'3" x 17'11" )

Fitted wardrobes, recesses lighting, two radiators and three windows to the rear and side elevation.

#### EN-SUITE SHOWER ROOM

2.13m x 3.71m (6'11" x 12'2" )

Fitted suite comprising shower cubicle, low flush WC, hand basin, chrome ladder style radiator, recess lighting, tiled flooring, fitted cupboard and window to the rear elevation.

#### THE ANNEXE

#### ENTRANCE HALL

Entered via UPVC rear door, having stairs to the first floor accommodation.

#### LANDING

Window to the side elevation.

Radiator and access to the loft.

#### SITTING ROOM

4.32m x 2.91m (14'2" x 9'6" )

Window to the front and side elevation.

Radiator.

#### KITCHEN

3.81m x 4.39m (12'5" x 14'4" )

Matching arrangement of floor and wall cupboards, stainless steel sink unit, four ring gas hob, built in dishwasher, extractor fan, tiled flooring, two radiators and two windows to the rear elevation.

#### BEDROOM

4.36m x 2.97m (14'3" x 9'8" )

Window to the front elevation.

Fitted wardrobes and radiator.

#### BATHROOM

2.25m x 1.70m (7'4" x 5'6" )

Fitted suite comprising P shaped bath with mixer tap and shower over, WC and hand basin.

Fully tiled, fitted cupboard and Velux window.

#### ADDITIONAL INFORMATION

#### COUNCIL TAX

Please note the property is one two separate council tax bandings - Green Willows is Band G. The Annex is Band A.

#### SERVICES

Mains water and electricity. Sewerage via sewage treatment plant and oil fired central heating.

#### APPLIANCES

Please note none of the appliances have been tested by the agents.

#### BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.







#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

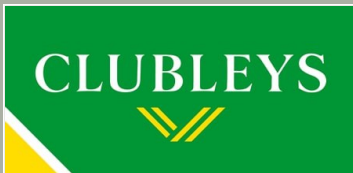
#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.