

The Yews, Stamford Bridge Road, Dunnington, York

Prices From £395,000

Stephensons
land & new homes

Stamford Bridge Road, York YO19 5LQ

Est. 1871

Prices From £395,000

A distinctive collection of six farmhouse, cottage and barn conversions, combining rural character, beautifully appointed interiors and exceptional outside space.



Situated on the edge of the popular village of Dunnington, The Yews is an exclusive collection of six individual homes created from a former farmhouse, cottage and traditional agricultural buildings. Finished to a superb specification, the development brings together the appeal of rural architecture with thoughtfully designed interiors, complemented by private gardens, parking and, for selected properties, paddocks.

Ranging from two to six bedrooms, each home offers its own character and arrangement of accommodation. Traditional brickwork, pantile roofs and varied rooflines reflect the buildings' agricultural heritage, while generous glazed openings introduce natural light and connect the interiors with their outside spaces.

The Collection

The Yews - Six-bedroom farmhouse, garden, paddock and carport

The Stables - Four-bedroom barn conversion, garden, paddock and carport

The Granary - Three-bedroom detached barn conversion, garden and carport

The Piggery - Four-bedroom detached barn conversion, garden and parking

Yews Cottage, three-bedroom detached cottage, walled garden and parking

The Barn - two-bedroom detached barn conversion, garden and carport

Throughout the development, the emphasis is on creating welcoming homes with a considered balance of character, comfort and contemporary style. Elegant finishes and carefully chosen colour palettes complement the traditional buildings, with individual layouts offering a choice for families, downsizers and buyers seeking a





Tenure: Freehold
Services/Utilities: Air Source Heat Pump, Mains Electricity & Water - Septic Tank Drainage
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: TBC
Council Tax: City of York tbc
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01904 625533

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











distinctive countryside home close to York.

Kitchens supplied by the well-regarded Design House Kitchens of Wetherby form a particular highlight. The interiors showcase classic Shaker-style cabinetry, substantial central islands and pale, quartz work surfaces, complemented by brass-toned fittings and decorative glass pendant lighting. Herringbone-pattern flooring introduces warmth and texture, while generous glazing creates bright, inviting spaces for cooking, dining and entertaining. Kitchen layouts and finishes vary between properties, giving each home an individual identity.

Outside space is central to the appeal of The Yews. Every property benefits from its own garden/courtyard, from the enclosed setting of Yews Cottage's walled courtyard garden to the more expansive grounds and paddocks accompanying The Yews and The Stables. Patio areas provide attractive settings for outdoor dining, while the surrounding farmland gives the development a distinctive rural backdrop.

All six homes benefit from parking. The Yews, The Stables, The Granary and The Barn enjoy carport provision with associated storage, while The Piggery and Yews Cottage have allocated parking.

Dunnington is a popular and established village to the east of York, offering a strong sense of community and a useful range of everyday amenities. These include local shops, a bakery, a public house, a doctors' surgery, pharmacy and dental practice. The village also benefits from Dunnington Sports Club and a variety of local groups contribute to an active village community.

The location offers a pleasing balance of countryside surroundings and convenient connections. York provides an extensive choice of shops, restaurants and cultural attractions, together with mainline rail services. The nearby A1079 and A64 offer access across the wider region, and bus services connect Dunnington with the city.

With its varied collection of homes, attractive rural setting and carefully considered specification, The Yews offers the opportunity to enjoy the individuality of a traditional property with the comfort and style of contemporary living.

Specifications, finishes and the extent of gardens, paddocks, parking and storage vary between properties. Please refer to the individual property particulars and plot plans for full details.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

Stephensons
land & new homes



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900