



Stillington, York

£1,100,000

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estate agents & chartered surveyors

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York YO61 1LY

Est. 1871

£1,100,000

An outstanding 5 bedroom detached family home set within gardens and grounds of around 1.5 acres on the rural fringes of Huby and Stillington, yet only 7.5 miles north of York. Extending to over 3,680 sq ft (342 sq m) of highly versatile living space, this impressive individually designed property also comes with generous parking and an integral double garage.

A spacious 25' (7.77m) long reception hall leads off into a well proportioned study and a charming snug featuring oak flooring and delightful rural views. The superb 24'3" (7.10m) long sitting room provides an elegant yet comfortable space, centred around a stunning open fireplace with a granite hearth and double doors opening directly onto the garden.

At the heart of the home lies a truly exceptional 35'1" (10.7m) long open plan dining kitchen and living room. This remarkable space is fitted with expansive granite worktops and an extensive range of storage units, complemented by a substantial central island with breakfast bar. A walk-in pantry and a suite of integrated appliances, including a dishwasher, american style fridge freezer, induction hob, microwave, double oven and 2 warming drawers further enhance the kitchen's appeal. The living area is equally impressive featuring a wood-burning stove and two sets of bi-fold doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

The ground floor also benefits from a cloakroom/WC, a practical utility room with electric cooker, sink and space for a washer and dryer and an outstanding boot room with its own external access from the driveway. This space also provides internal access to the integral double garage with electric roller doors and features a striking spiral staircase leading to a superb 359 sq ft (33.35 sq m) studio with oak flooring and an impressive 9'11" (3.02m) vaulted ceiling. This highly flexible space is



Tenure: Freehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 21 Mbps* download speed
 EPC Rating: 68 - D
 Council Tax: G - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

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



ideal as a games room, home office, gym or additional sitting room.

Upstairs, a spacious landing leads to a truly stunning 35'0" (10.66m) long principal bedroom suite featuring exposed beams, generous dressing area, Juliet balcony offering far reaching countryside views and a luxuriously appointed en-suite bathroom complete with underfloor heating, contemporary washstand, large bath and a separate walk-in dual-head shower. The first floor also includes a guest bedroom with en-suite shower room, 3 further well proportioned bedrooms and a family bathroom featuring both a bath and separate walk-in shower.

Further internal features include oil-fired radiator central heating, double glazing and oak doors throughout.

Externally, the property is approached via a gated private driveway providing ample parking and access to the integral double garage. The formal gardens and grounds extend to approximately 0.70 of an acre and are beautifully arranged with lawns, pathways and multiple paved seating areas. In addition, the grounds include vegetable and soft fruit gardens, wildflower areas and an orchard with apple, pear, plum, and cherry trees. A gated entrance leads to an adjoining paddock of around 0.80 acres. This property is also registered as a smallholding, making it perfectly suited to those seeking a more self-sufficient or rural lifestyle.

AGENTS NOTE

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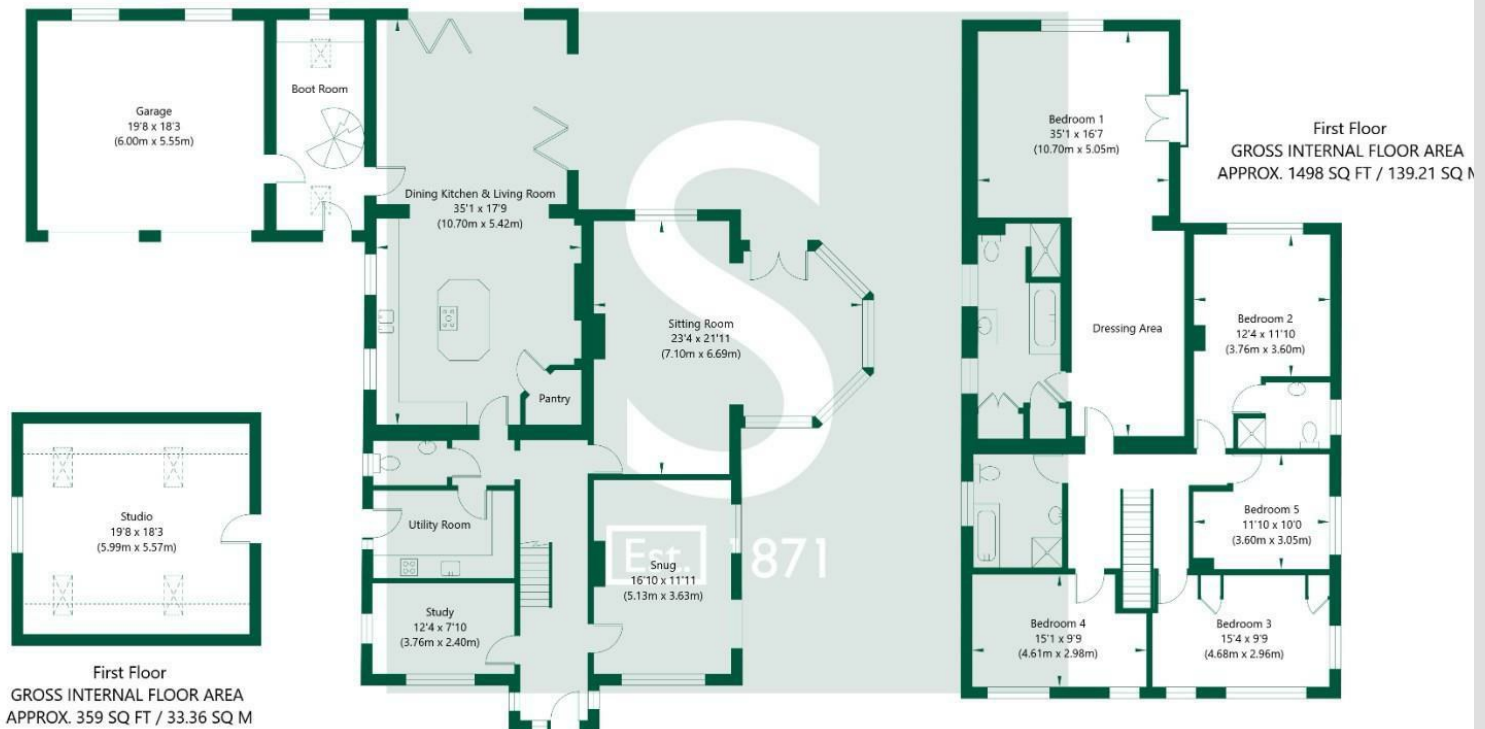
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Stillington, York, YO61 1LY

Ground Floor - (Excluding Garage)
 GROSS INTERNAL FLOOR AREA
 APPROX. 1829 SQ FT / 169.94 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3686 SQ FT / 342.51 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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