



Lupin House South Back Lane Stillington

York, YO61 1ND

£575,000

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AN IMMACULATED PRESENTED 4 BEDROOMED FAMILY HOME WHICH HAS BEEN SYMPATHETICALLY IMPROVED, BEAUTIFULLY PRESENTED AND IMMACULATED STYLED, OCCUPYING A DELIGHTFUL POSITION WITH AN ATTRACTIVE PART WALLED REAR GARDEN, WITHIN ONE OF THE AREA'S MOST SOUGHT AFTER AND PICTURESQUE VILLAGES, WELL SERVED BY LOCAL AMENITIES

Mileages: York - 11 miles, Easingwold - 4 miles (Distances Approximate).

Reception Hall, Sitting Room, Kitchen/Living Room, Dining Room, Playroom/Office, Utility Room, Cloakroom/WC

First Floor Landing, Principal Bedroom with Refitted Luxury Ensuite Shower Room, 3 Further Bedrooms, Family Bathroom

Garage, Elevated Front Forecourt, Fully Enclosed Rear Garden

The property benefits from double glazing and LPG fired central heating with wireless Nest heating system, complemented by quality fixtures and finishes throughout including internal oak doors and sliding sash windows.

A composite part glazed entrance door sheltered beneath a timber pan tiled canopy porch opens into a welcoming RECEPTION HALL featuring solid oak flooring, a sliding sash window to the side and a useful under the stairs storage cupboard.

An oak door leads into the SITTING ROOM, with eye catching cast wood burning stove with sandstone effect surround and mantel. Two sliding sash windows face south with countryside glimpses.

From the reception hall an inner oak door opens into the real heart of the home; a generous L-SHAPED OPEN PLAN KITCHEN, LIVING AND DINING ROOM.

To one side a shaker style fitted KITCHEN is comprehensively fitted with a range of wall and base units, finished with straight edge granite worktops and matching up stands. A fitted sink with chrome mixer tap and etched drainer grooves to the granite sits beneath a sliding sash window to the side. Integrated appliances include a refrigerator and freezer, dishwasher and double oven.

To the side an island provides additional storage and incorporates a Neff induction hob with discreet fitted ceiling extractor, all complimented by a further matching granite top which extends to form a convenient breakfast bar.

The kitchen adjoins the open plan LIVING AREA, where bi-fold doors open directly onto the rear patio and garden, well suited for indoor/outdoor living. An archway leads through to a;

DINING ROOM with a vaulted ceiling and benefits from further bi-fold doors and sliding sash window to the side.

From the kitchen/living area, a timber door opens to a versatile additional RECEPTION ROOM, enjoying dual aspects with countryside glimpses to the front and views over the rear garden ideal as a study, playroom or auxiliary bedroom.

A separate oak door from the dining room leads to a thoughtfully designed UTILITY ROOM with work surfaces, stainless steel sink with plumbing for a washing machine and space for a tumble dryer below. A fully glazed composite door provides access to a rear pathway to the garden and garage. A further internal door leads to;

CLOAKROOM/WC, featuring a wash hand basin set on a tiled plinth with storage below and a low level WC to the other side.

From the reception hall stairs rise with timber spindles to the FIRST FLOOR LANDING, providing loft hatch access and doors lead off.

The PRINCIPAL BEDROOM enjoys a front aspect with two sliding sash windows also benefiting from countryside glimpses, fitted wardrobes which are shelving and railed. A door to the side leads to;

A beautifully refitted ENSUITE SHOWER ROOM. Walk in thermostatic shower with rain head, fully tiled walls, wash hand basin on a timber counter top with drawer storage below, low level WC, graphite vertical radiator and a sliding sash window.

There are TWO FURTHER DOUBLE BEDROOMS overlooking the rear garden.

FOURTH BEDROOM to the front with useful fitted cupboard providing





storage.

The FAMILY BATHROOM has been refitted with a contemporary white three piece suite, including a deep panelled bath with chrome mixer tap and dual rain and handheld shower attachment above. Vanity wash hand basin with storage below, low level WC, stylishly part tiling with decorative glazed finished tiles. A frosted window provides natural light and privacy.

OUTSIDE the property is approached via attractive stone steps, flanked by tall brick pillars leading to the front entrance. The south facing front cottage style garden is designed for low maintenance, with established planting, vegetable boxes and a pathway running along the side of the property.

A timber personal gate opens to the side with a stone pathway leading to a picket gate to the enclosed rear garden, where a greenhouse sits directly behind the house. A generous stone patio adjoins a main laid to lawn part walled garden, bordered by mature planting offering a high degree of privacy. A subtly elevated pathway leads to a secondary elevated terrace, well positioned for those alfresco evenings.

A personal door provides access to the garage, and a further gated stone path leads to the driveway, which offers parking for two vehicles and access to the GARAGE (18ft 3 x 8ft 10) via an electric roller door which also benefits from power and light.

LOCATION – Stillington lies approximately 11 miles north of York at the foot of the Howardian Hills. The village is centred around a broad green and boasts a thriving community, with amenities including a post office/store, three public houses/restaurants, a well-regarded primary school, regular bus service, Church of England church, doctors' surgery, hairdressers, and popular Sports Club with tennis, squash and bowling facilities along with football and cricket.

TENURE – Freehold

POSTCODE – YO61

COUNCIL TAX BAND – E

SERVICES – Mains water, electricity and drainage. LPG gas fired central heating.

DIRECTIONS – From Easingwold, take Stillington Road towards Stillington. On entering the village take the turning sign posted to York towards Sutton on the Forest taking the first left onto South Back Lane continue for a short distance where upon Lupin House is situated on the left hand side.

VIEWING – Strictly by prior appointment through the sole selling agents, Churchills 01347 822800; email [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

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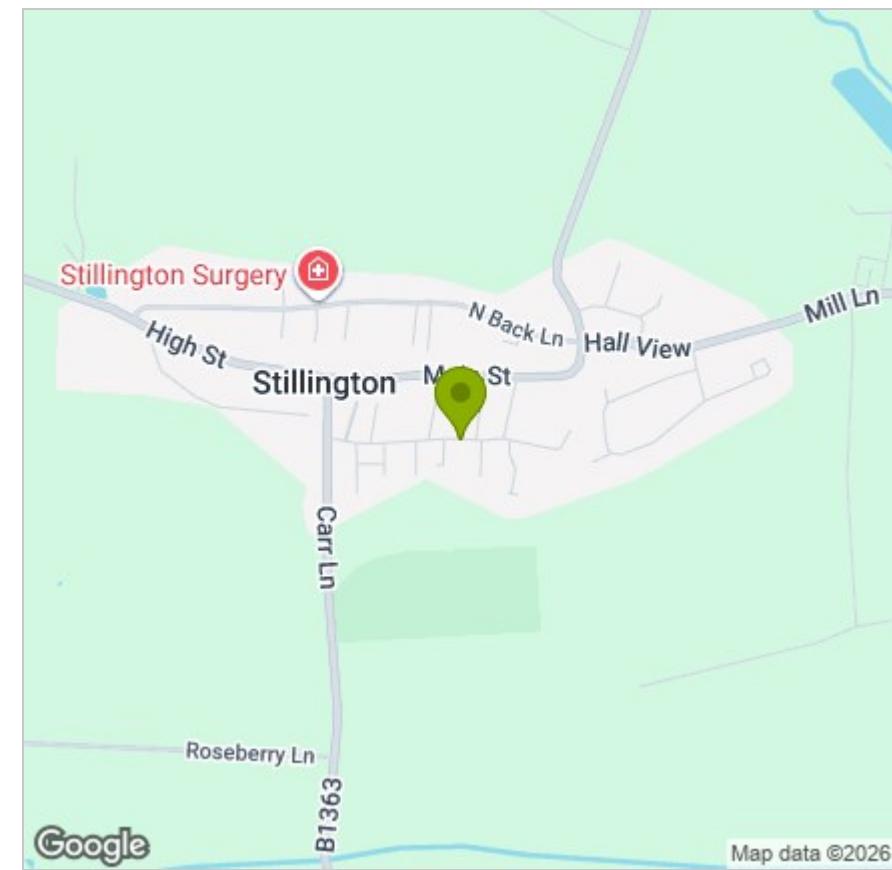
## FLOOR PLAN



FREE VALUATIONS  
NO SALE NO FEE  
COMPETITIVE FEES



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(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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