

THE HAWTHORNS

Stillington, York



THE HAWTHORNS

Outstanding barn conversion in an idyllic setting just outside the village

*Easingwold 2 miles • A19 4 miles • York 10 miles • Thirsk 14 miles
Yorkshire coast 38 miles*

Kitchen/dining and sitting room • utility room • separate wc

Principal bedroom suite with dressing room and bathroom
• 2 further double bedrooms • house bathroom

Driveway • gardens

In all some 0.23 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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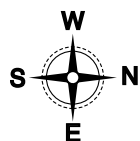
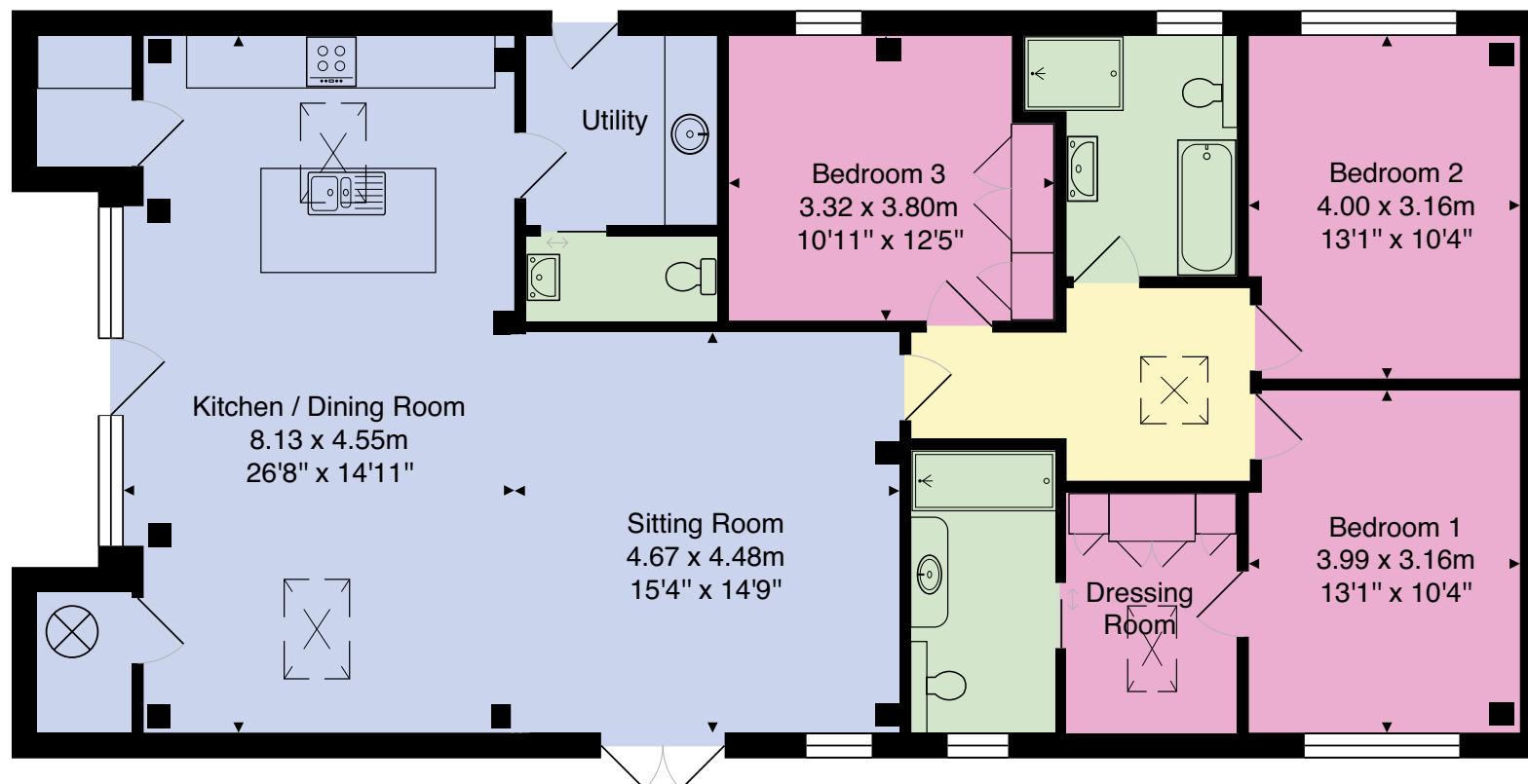
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The Hawthorns, Stillington, York YO61 1LR

Approximate Gross Internal Floor Area

135.2 SQ M / 1455 SQ FT

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

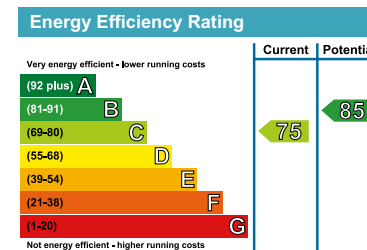


Ground Floor
Area: 135.2 m² ... 1455 ft²

City

Country

Coast



The Hawthorns occupies a rural position just beyond the well-served village of Stillington, combining the tranquility of the countryside with convenient access to York and Easingwold. Converted from a range of traditional agricultural buildings, the property retains the character of its former life through an impressive exposed oak frame and tall barn-style glazing overlooking the gardens. The conversion has been undertaken with care, preserving the building's architectural integrity while introducing the quality, comfort and energy efficiency expected of a modern home. Surrounded by open countryside with just one immediate neighbour, The Hawthorns enjoys a peaceful and private setting.

- Stylish barn conversion, attached at the rear
- Single storey accommodation with cathedral-style vaulted ceilings
- Wraparound gardens to 3 sides – nearly ¼ acre in all
- Driveway parking for multiple vehicles
- Energy efficient – EPC rating C
- Underfloor heating throughout
- High quality kitchen and bathrooms
- Rural setting with excellent accessibility
- Approximately 5 minutes to Easingwold and 30 minutes to York city centre



Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Services & Systems: Mains electricity and water. Air source heat pump. Private drainage.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



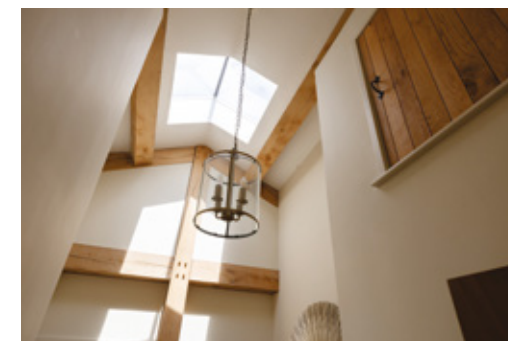
The open-plan kitchen, dining and sitting room forms the heart of the house, with glazed doors opening onto the gardens from two elevations. The vaulted ceiling, rooflights and full-height glazing draw natural light into the space throughout the day, creating a bright and welcoming environment for everyday living and entertaining. There is ample room for a large dining table and generous seating area arranged around the television.

The kitchen is fitted with Shaker-style cabinetry beneath granite worktops and includes an island with breakfast bar, Quooker tap and wine fridge alongside integrated Bosch appliances. A walk-in pantry and adjoining utility room with an external stable door, provide practical day-to-day storage and workspace. Neutral finishes complement the warmth of the exposed oak frame, while underfloor heating extends beneath the tiled floor. A sliding pocket door leads to the cloakroom.



Wide internal doorways throughout enhance accessibility and ease of movement.

The exposed oak frame and vaulted ceilings continue into the bedroom accommodation, which is arranged privately at the rear of the house and accessed from a central landing illuminated by a rooflight. The principal bedroom incorporates a fitted dressing room, naturally lit from above, together with a well-appointed en-suite bathroom with a window. The two further bedrooms are both generous doubles, enjoying a westerly aspect, with one benefiting from built-in wardrobes. Each bedroom has a glazed tilt-and-turn door opening directly onto the gardens. The family bathroom is fitted with both a bath and a walk-in wet room shower with rainfall shower head.



Outside

A shared gravel driveway approaches from the village, meeting the property which is bordered to the east by estate-style railings and a low brick wall with stone coping. Brick gate piers open onto a generous gravelled parking and turning area in front of the house. Adjacent to the kitchen and dining area is a sheltered patio for outdoor dining.

Stone steps rise to an extensive lawn in front of the property, complemented by a wildflower area to the rear and a mature willow tree in one corner. The gardens are enclosed by established hedging and fencing, creating a private setting, and enjoy far-reaching views.

The lawn wraps around to the eastern elevation, where a high laurel hedge provides shelter for a secluded patio accessed directly from the sitting room.

Beyond the gardens, views extend eastwards across gently rolling farmland and belts of mature woodland, forming an attractive rural backdrop.



Environs

Stillington is a thriving village approximately 10 miles north of York, lying close to the Howardian Hills National Landscape. It offers an unusually comprehensive range of amenities for a village of its size, including a community-owned village shop and post office, doctors' surgery, primary school and nursery, an established Indian restaurant and two well-regarded pubs — The Bay Tree Inn and The White Bear Inn. There is also a sports club with cricket, football, tennis and squash facilities, and an active village hall. Regular bus services connect the village with both York and the nearby market town of Easingwold.

York's independent schools are readily accessible, while Outwood Academy Easingwold, the local secondary school, was judged Outstanding by Ofsted in 2022.

Directions

Heading west out of the village, the drive lies off the High Street, immediately beyond the village pond – as indicated by a house sign carved in stone. The Hawthorns is the second property on the left.

What3words: ///pops.afterglow.yacht

Viewing

Strictly by appointment.



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