

Park Rôw



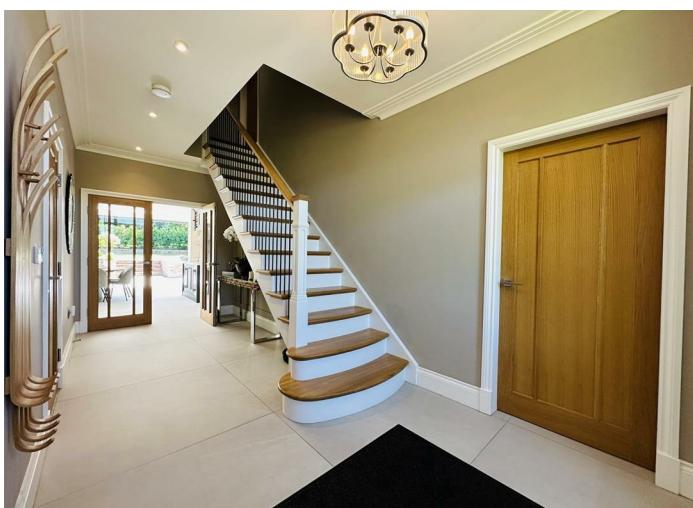
The Green, Stillingfleet, York, YO19 6SG

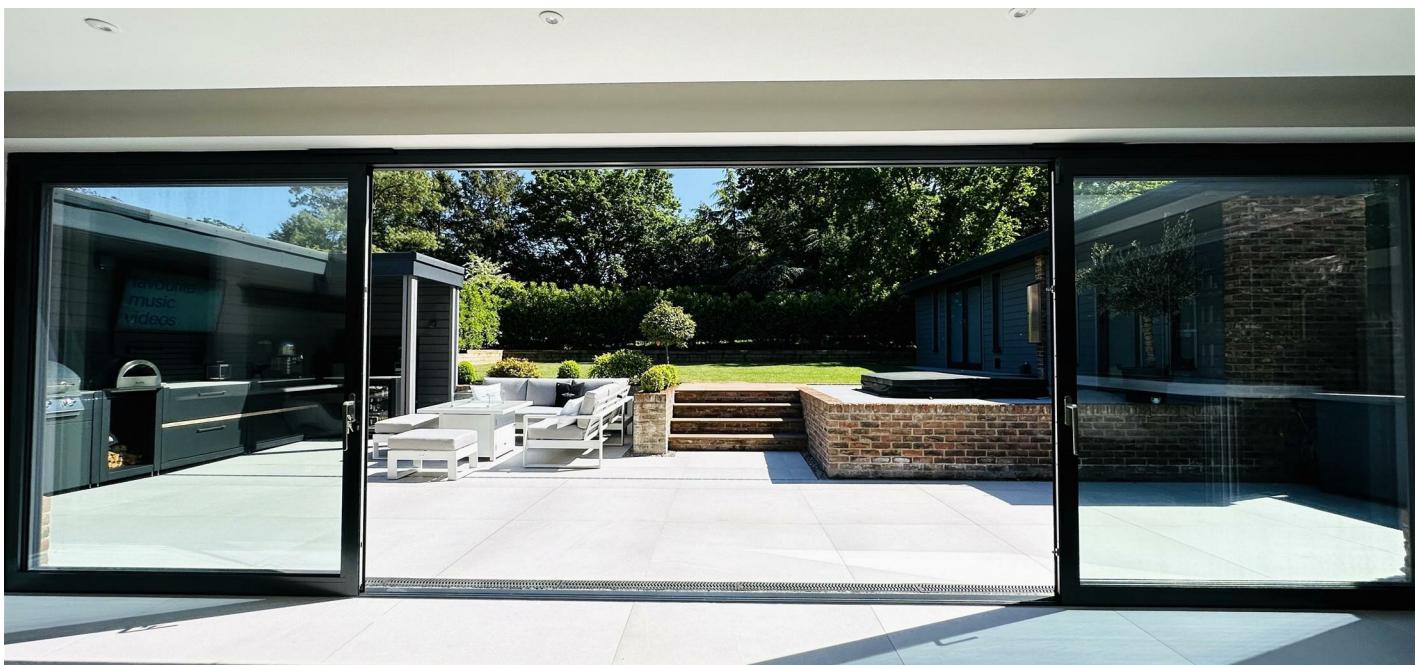
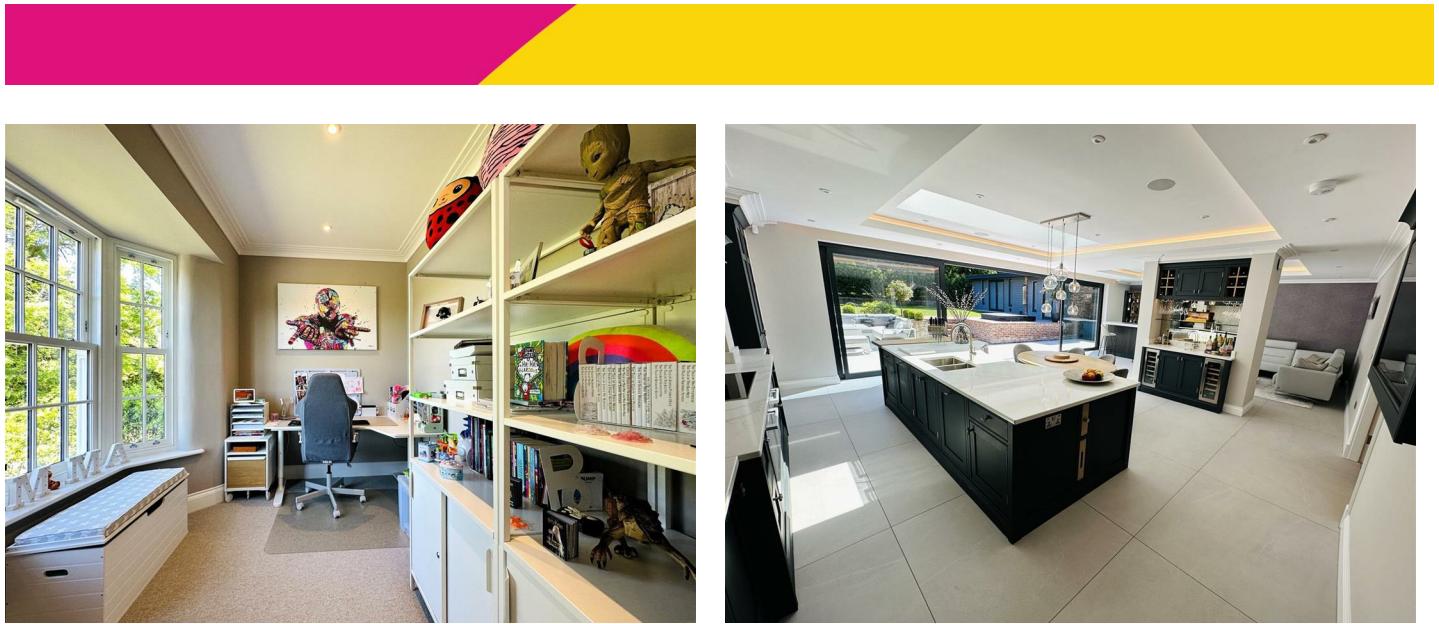
Offers Over £1,000,000



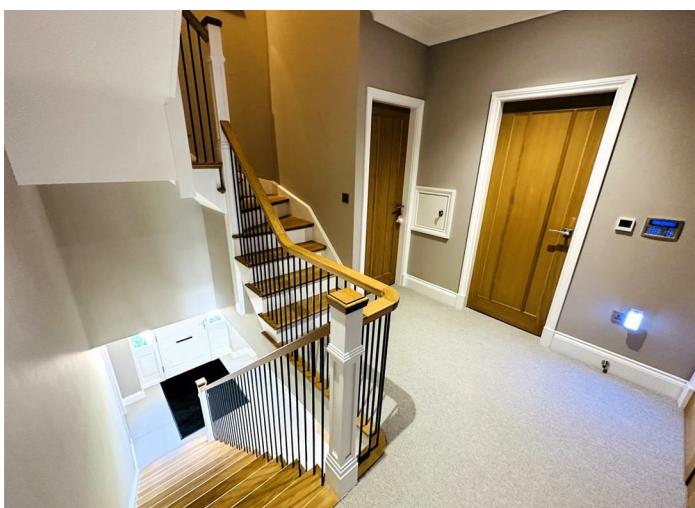
** HIGH SPECIFICATION THROUGHOUT ** BESPOKE LIVING KITCHEN DINING AREA ** SOUTH FACING GARDEN WITH ENTERTAINMENT AREA ** Situated in the sought-after village of Stillingfleet, just a short drive from York, this outstanding detached home presents a rare opportunity to acquire an immaculately presented and meticulously designed property that offers luxurious modern living in an idyllic countryside setting. Set over three floors, with the potential of five bedrooms; three with en-suite facilities. Stunning open plan area opening onto South-facing rear garden with the front giving views over the green.









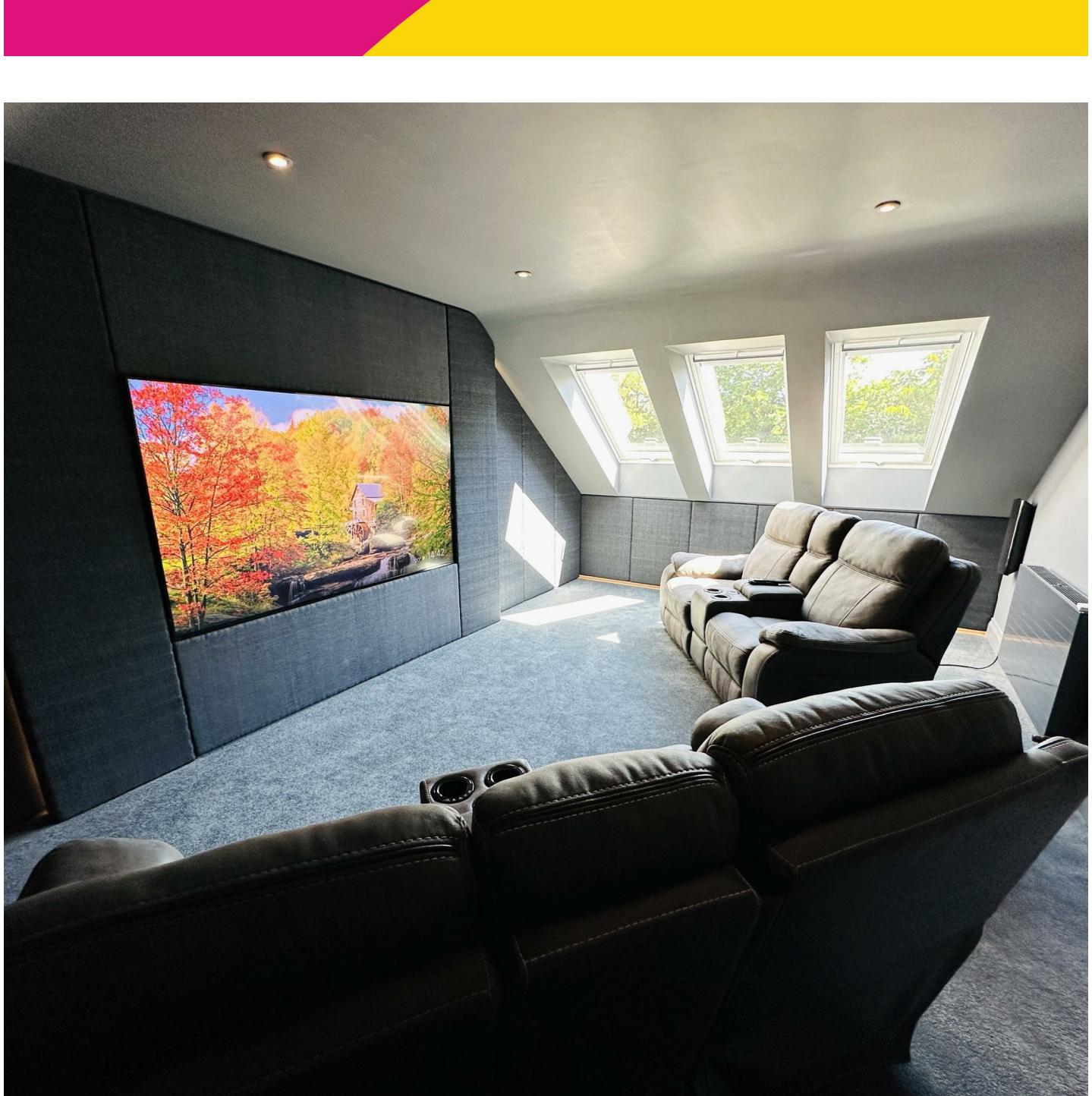










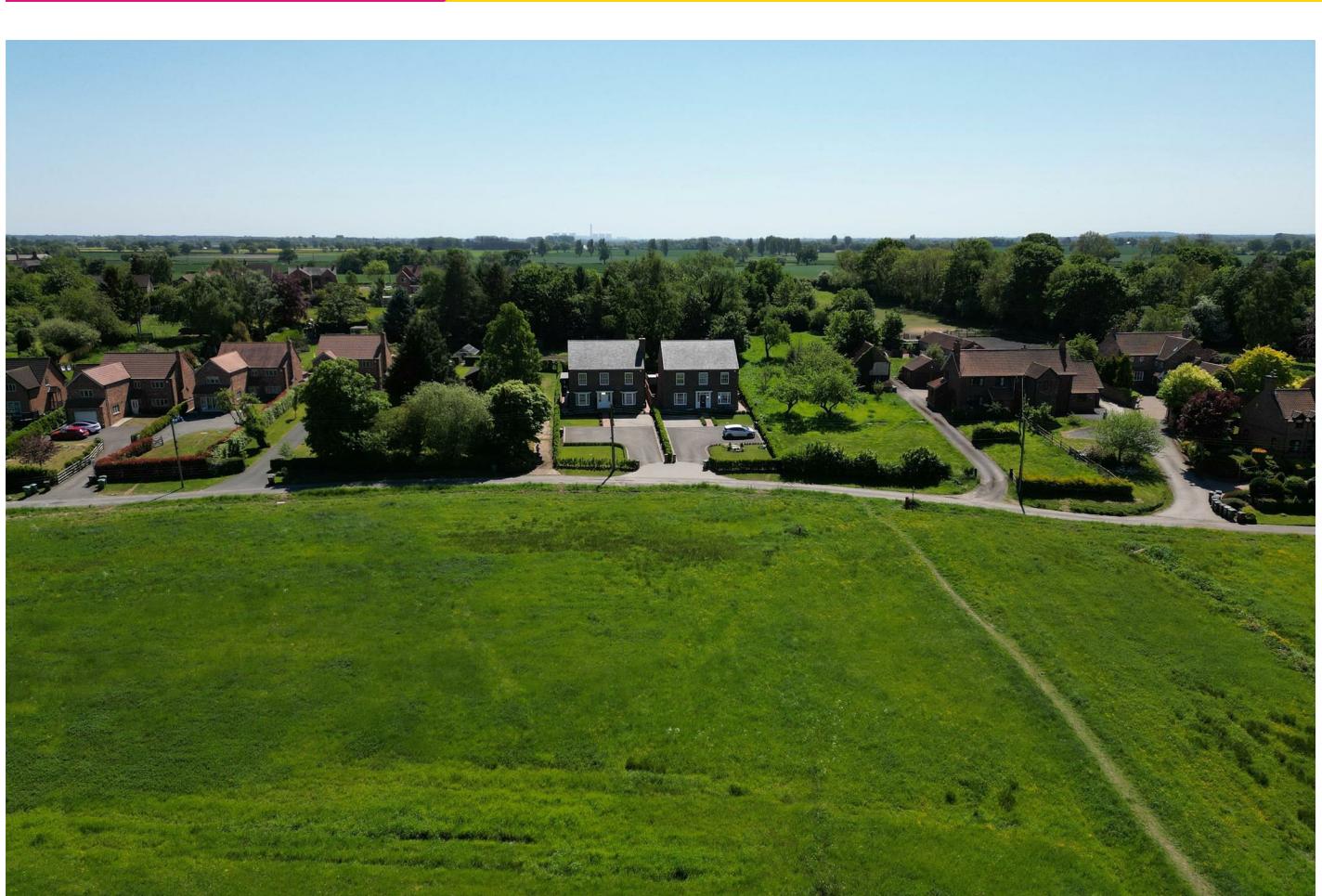














This exceptional, detached family residence, nestled in the heart of the highly sought-after village of Stillingfleet is immaculately presented. The home seamlessly combines high-specification contemporary living with the tranquillity of its picturesque countryside surroundings.

Thoughtfully designed for modern family life, the property offers generous and versatile accommodation throughout, with bespoke finishes and quality fittings that reflect a meticulous attention to detail.

Upon entering, the spacious reception hall provides access to the principal reception areas and staircase to the upper floors. The formal lounge enjoys views over the village green through a charming bay window and features an inset 'Mendip' multi-fuel stove, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the stunning open-plan living kitchen and dining area. Ideal for both everyday living and entertaining, this impressive space features full-width sliding doors leading to the rear garden and outdoor social area, perfect for alfresco dining. The bespoke kitchen is fitted with quartz worktops and a comprehensive range of

premium appliances, including twin 'Miele' pyrolytic ovens, induction hob, extractor fan, integrated fridge-freezer, two wine coolers, and a three-way 'Quooker' tap. The breakfast bar, provides a stylish and practical focal point for family gatherings. Complementing this space is a bespoke bar area, thoughtfully designed for both functionality and style—perfect for entertaining guests or enjoying a quiet evening at home. The room is enhanced by 'Rako' lighting and 'Coiffeur' ceiling lights,

Adjacent to the kitchen, the utility room is equally well-appointed, featuring a 'Villeroy & Boch' Belfast-style sink and convenient laundry chute from the first floor, as well as side access to the exterior.

A further ground floor room offers excellent flexibility, serving as either a home office or fifth bedroom—ideal for multi-generational living—located adjacent to a contemporary ground floor WC.

To the first floor, the principal bedroom overlooks the green and benefits from a dedicated dressing area with fitted wardrobes and a luxurious en-suite bathroom, complete

with freestanding bath, walk-in shower and twin basins. Two further double bedrooms also include fitted wardrobes and stylish en-suite shower rooms.

The second floor is designed for relaxation and entertainment, featuring a superb cinema room with 5.1 surround sound, an 85-inch Sony television, and electric blinds on the Velux windows. A further bedroom also benefits from electric Velux blinds and boasts spacious eaves storage with built-in lighting, along with access to a contemporary family shower room.

Externally, the property is just as impressive. Landscaped front and rear gardens are immaculately maintained, with the front offering off-street parking for several vehicles, an electric vehicle charging point, and an outdoor tap. The south-facing rear garden is ideal for entertaining, with a built-in BBQ area, sunken hot tub, and an outbuilding offering changing facilities, including a shower and WC.

Further benefits include underfloor heating to the ground and first floors via an energy-efficient air source heat pump, integrated 'Sanos' sound system, as well as premium Villeroy & Boch sanitary ware and Hansgrohe fixtures throughout.

Stillingfleet is a highly regarded North Yorkshire village located approximately 7 miles south of York. Rich in history and surrounded by beautiful countryside, the village offers a peaceful rural lifestyle with excellent connections. Home to the historic St Helen's Church and the renowned Stillingfleet Lodge Gardens, it also benefits from a friendly community atmosphere, making it an ideal setting for families and professionals alike.

This is a rare opportunity to acquire a truly special home in one of North Yorkshire's most desirable village settings.

GROUND FLOOR ACCOMMODATION

Hall

18'9" x 7'11" (5.73m x 2.43m)

Ground Floor w.c

5'2" x 5'1" (1.60m x 1.57m)

Lounge

20'11" x 13'5" (6.38m x 4.11m*)

*into bay

Study/Bedroom Five

11'2" x 8'11" (3.42m x 2.74m*)

*into bay

Living Kitchen Diner

33'5" x 22'2" (10.21m x 6.78m)

Utility

11'11" x 6'0" (3.64m x 1.84m)

Plant Room

5'2" x 5'1" (1.58m x 1.56m)

FIRST FLOOR ACCOMMODATION

Landing

Principle Bedroom

13'5" x 11'8" (4.11m x 3.56m)

Dressing Area

11'5" x 9'11" (3.49m x 3.03m)

* to wardrobes

En-Suite

13'1" x 7'6" (4.00m x 2.31m)

Bedroom Two

12'3" x 12'2" (3.75m x 3.73m)

En-Suite

7'3" x 6'6" (2.22m x 1.99m)

Bedroom Three

14'0" x 9'3" (4.28m x 2.84m)

En-Suite

9'5" x 8'4" (2.89m x 2.55m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom Four

17'0" x 13'6" (5.20m x 4.12m)

Cinema Room

20'6" x 11'8" (6.25m x 3.58m)

Shower Room

8'9" x 7'3" (2.68m x 2.21m)

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire

Tax Banding: G

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Air Source Heat Pump

Sewerage: Water Treatment Plant

Water: Mains

Broadband: Ultrafast

Mobile: Some 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

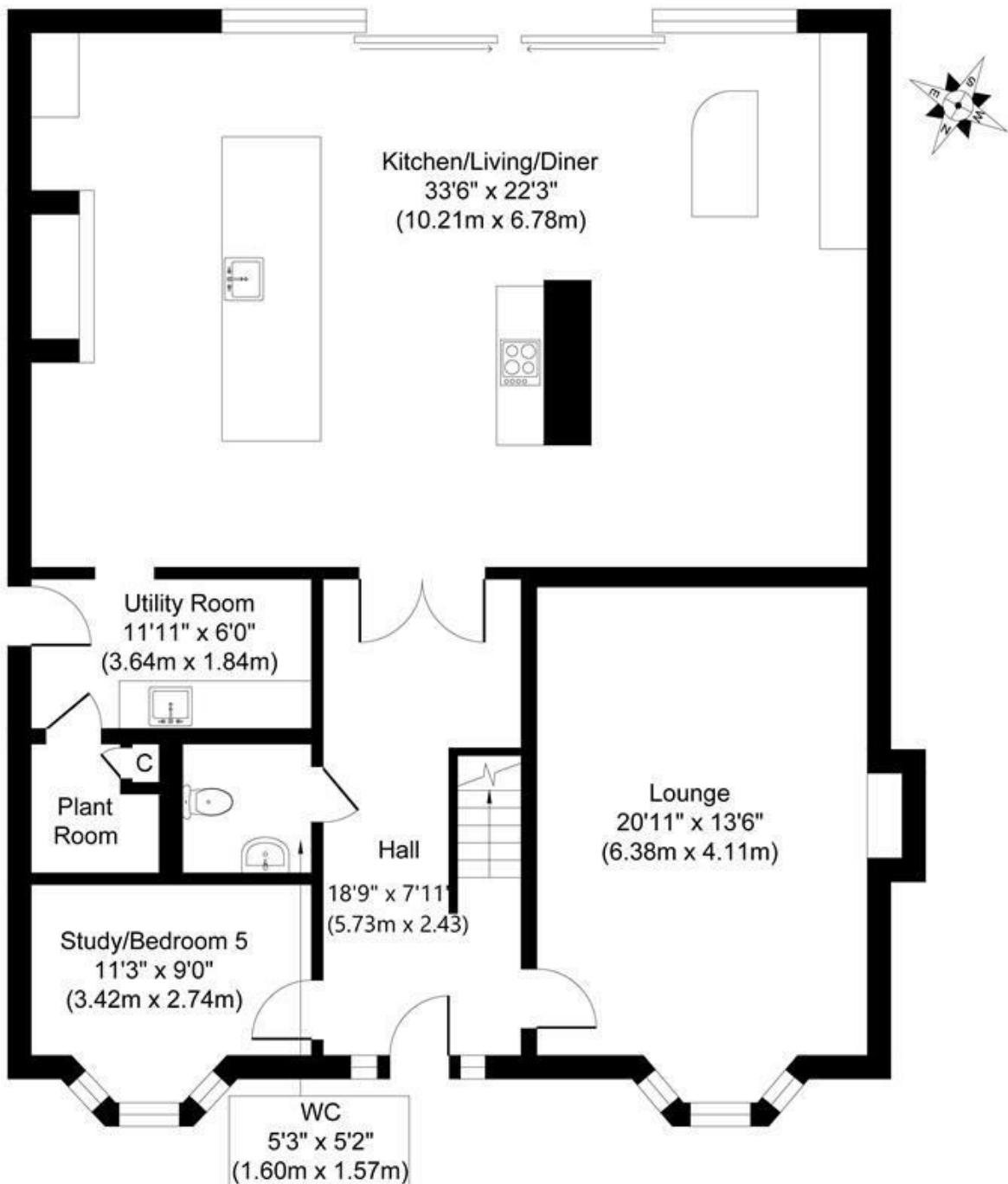
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

VIEWINGS

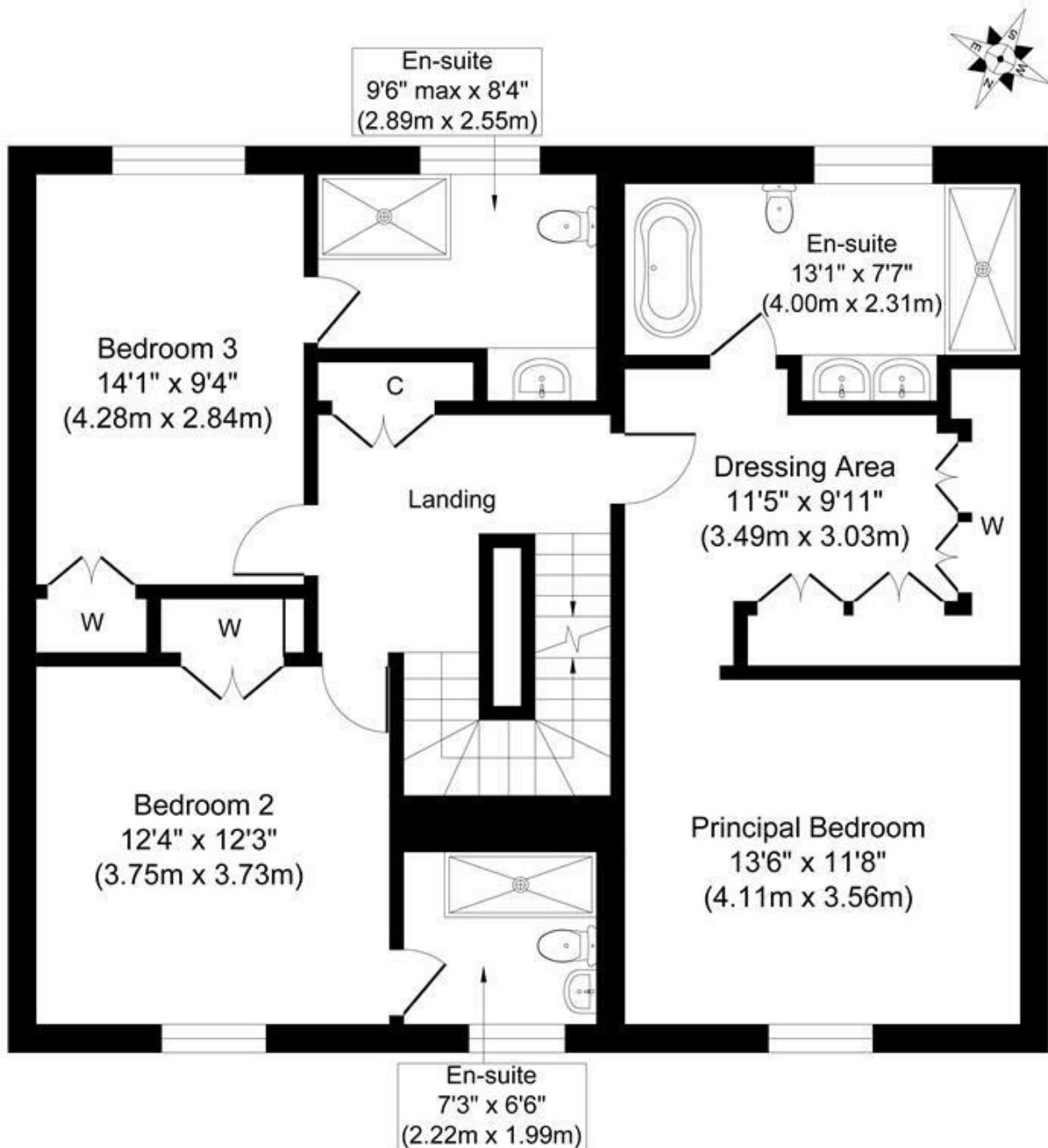
Strictly by appointment with the sole agents.



Ground Floor
Approximate Floor Area
1491 sq. ft
(138.48 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

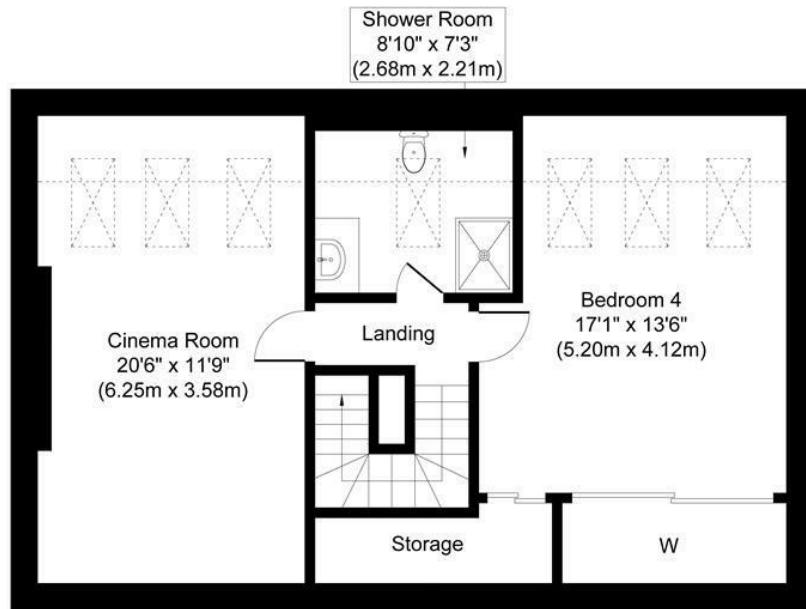
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First Floor
Approximate Floor Area
1016 sq. ft
(94.35 sq. m)

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Second Floor
Approximate Floor Area
835 sq. ft
(77.55 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92 plus)	94	Very environmentally friendly - lower CO ₂ emissions A (92 plus)	
B (91-91)	89	B (91-91)	
C (90-89)		C (90-90)	
D (89-88)		D (89-88)	
E (88-87)		E (87-86)	
F (86-85)		F (85-84)	
G (85 and below)		G (84 and below)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC