



Bridge House, The Green, Stillingfleet, York, YO19 6SW

- No Onward Chain • Detached four bedroom family home • Beautiful open views of the village green • Open plan kitchen/diner with adjacent utility room • Spacious living room with adjacent study • Four bedrooms • Two en-suites and a family bathroom • Mature and private enclosed rear garden • Off street parking and double garage • EPC = D

Guide Price £575,000

A beautifully presented four-bedroom detached family home, forming part of an exclusive bespoke development of just five properties. Bridge House enjoys a superb position within the picturesque village of Stillingfleet, with stunning open views across the village green and surrounding countryside. Perfectly suited to family living, the property boasts generous and versatile accommodation, a secure enclosed rear garden and off-street parking for multiple vehicles, together with a substantial detached double garage.

Stillingfleet is a highly regarded village situated approximately 6 miles south of York, offering a wonderful rural setting whilst remaining ideally placed for commuters. The A19 and A64 are easily accessible, providing excellent links to York, Leeds and the wider road network. The property is within the Fulford School catchment area, with primary schooling available nearby in Naburn and Escrick, whilst St Peter's School, York is also within easy reach. The village itself boasts a strong community, historic character and beautiful surrounding countryside.

Internally, the property is approached via an entrance hall leading to a generous sitting room, complete with feature fireplace and bay window. Adjacent is a useful study, playroom or snug area offering an extra, private reception space.

The hub of the home is the impressive open-plan kitchen/diner, featuring an L-shaped worktop with integrated Neff electric oven and grill, AEG electric hob, Bosch dishwasher, Bosch fridge and a double sink, all together with ample storage cupboards. There is space for a large dining table and chairs.

Adjoining the kitchen is a handy utility room, offering additional storage and space for both a washing machine and tumble dryer, together with a freezer beneath the worktop. The utility room also provides convenient access to the rear of the property and offers an ideal space for storing coats, shoes and everyday essentials.

Completing the ground floor is a convenient cloakroom with W.C. and wash basin.

To the first floor are four bedrooms situated around a spacious gallery landing, including a principal bedroom with modern en-suite shower room, another double bedroom with en-suite and a third double bedroom which is served by the family bathroom. Several rooms enjoy delightful views across the surrounding countryside and village green. The fourth bedroom is currently set up as a dressing room but could easily be converted back.

Externally, Bridge House benefits from beautifully maintained gardens, with manicured lawns, mature hedging, planted borders and gravelled areas. A generous driveway provides ample off-road parking and leads to the large double garage. The property's elevated position and outlook are undoubtedly key features, with far-reaching views across the open green and surrounding countryside providing a wonderfully tranquil backdrop.

Overall, this is a rare opportunity to acquire a substantial family home in an exclusive development, combining village charm, excellent transport links and an exceptional outlook within easy reach of York and highly regarded local schools.





BEAUTIFUL FAMILY HOME IN PICTURESQUE VILLAGE SETTING



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	68	74
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Bridge House, The Green, Stillingfleet, York, YO19 6SW
Reference: 2772

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority North Yorkshire County Council

Services Oil-fired central heating.
Sewerage treatment plant.



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Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900

Approx. Gross Internal Floor Area 1693 sq. ft / 157.33 sq. m
Garage 298 sq. ft / 27.71 sq. m
Total 1991 sq. ft / 185.04 sq. m

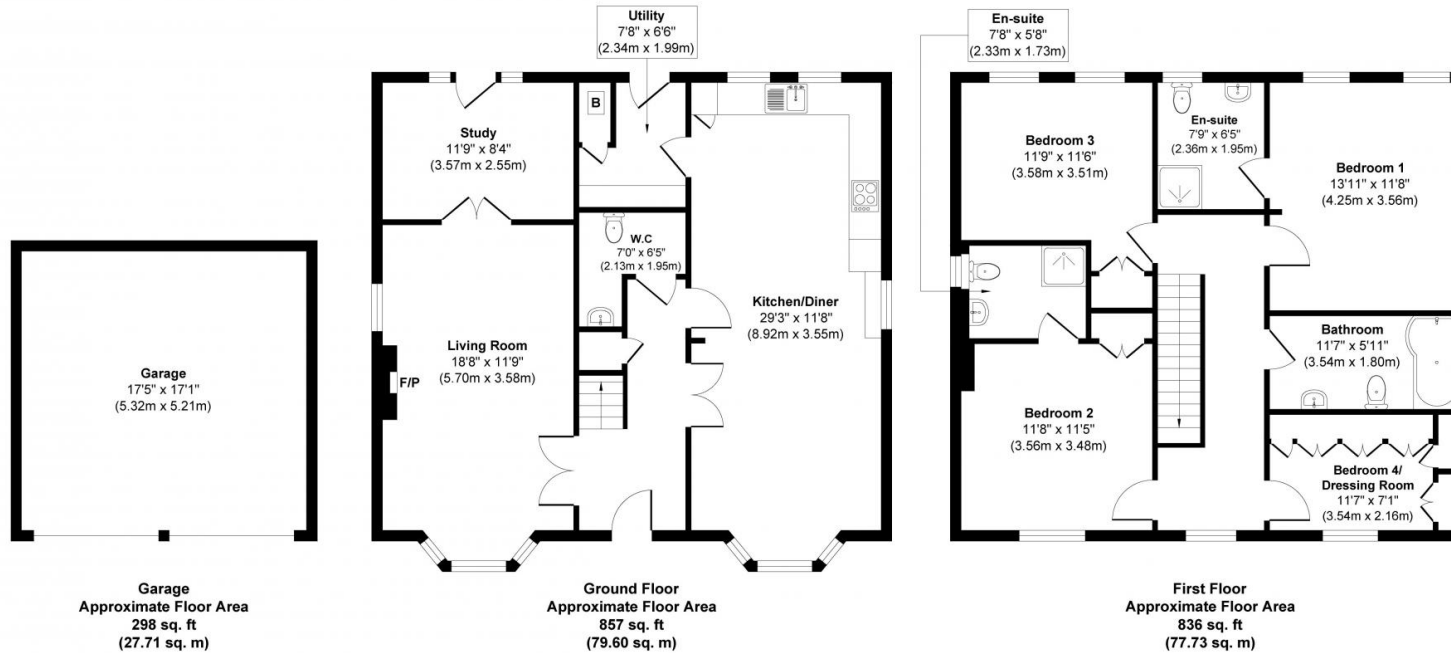
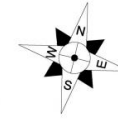


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