



1 Hillstone Court
Stanwick, NN9 6RT



Simpson & Partners

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HILLSTONE COURT
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About the Property

Occupying a highly desirable position within the picturesque village of Stanwick, this charming stone-built detached residence is offered to the market with the added benefit of no onward chain, presenting an exceptional opportunity for buyers seeking a spacious family home in a sought-after location.

Perfectly situated just a short stroll from the village's excellent local amenities, this beautifully proportioned home offers versatile and well-balanced accommodation throughout. The welcoming entrance hall leads to a convenient cloakroom/WC, a dedicated study ideal for home working, an elegant dining room, and a well-appointed fitted kitchen/breakfast room designed for everyday family living. The generous living room provides an inviting space to relax and entertain, with French doors opening seamlessly into the conservatory, allowing you to enjoy the gardens all year round.

The first floor boasts four excellent double bedrooms, providing ample space for growing families or visiting guests. The impressive principal suite benefits from fitted wardrobes and a private en-suite shower room, while the remaining three bedrooms are served by a stylish family bathroom.

Externally, the property continues to impress with its mature, well-established gardens, thoughtfully landscaped to create a variety of seating and entertaining areas. Fully enclosed and enjoying a good degree of privacy, the gardens provide a wonderful setting for outdoor living. To the front, an attractive green frontage enhances the property's kerb appeal, while a generous driveway provides ample off-road parking and leads to a detached double garage, which also benefits from direct access to the rear garden.

Homes in this enviable village location are always in strong demand, and with its generous accommodation, attractive gardens, and convenient setting, this delightful family home is sure to appeal to a wide range of purchasers.

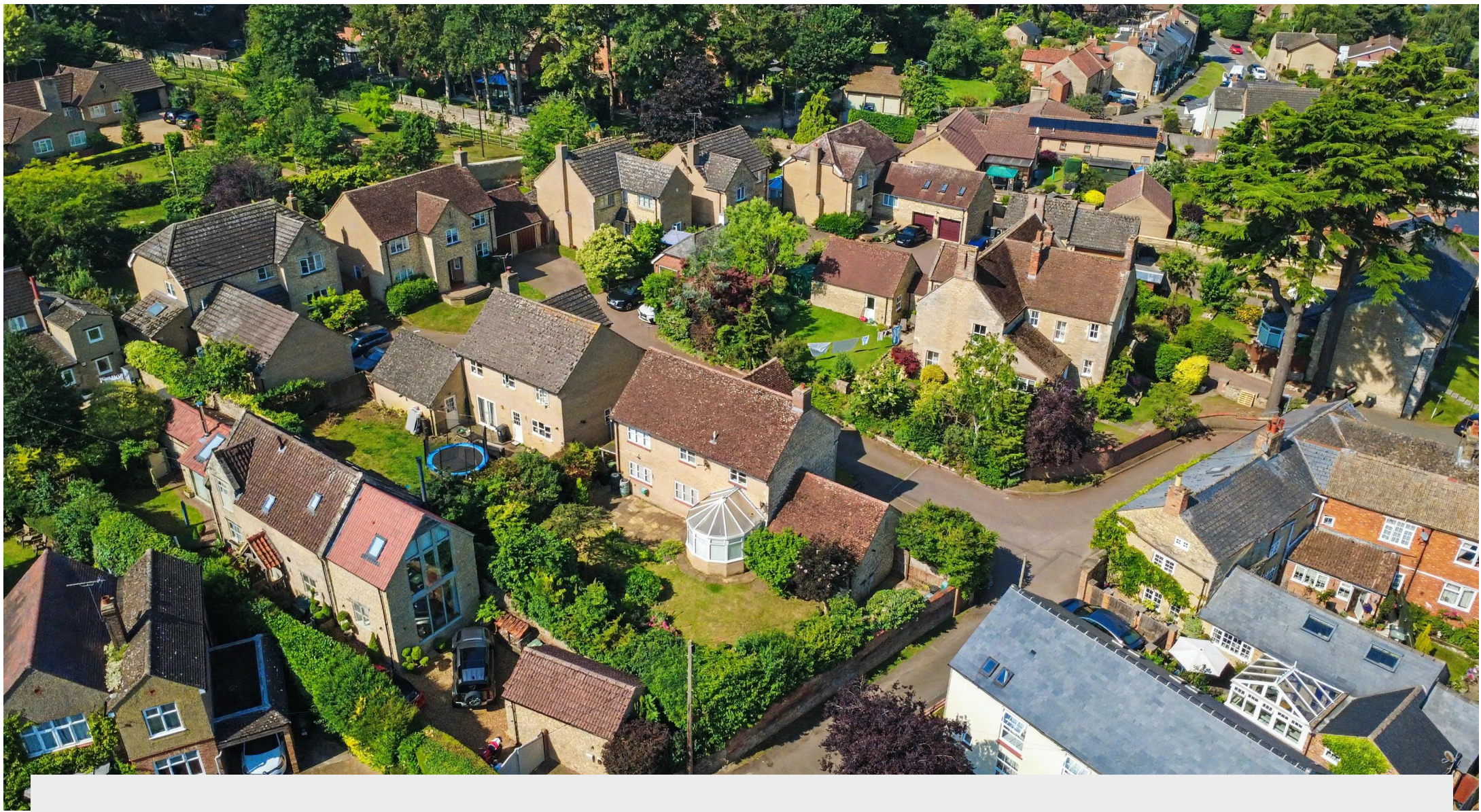
£520,000



Entrance Hall
Living Room
Conservatory
WC
Study
Dining Room
Kitchen Breakfast Room
First Floor Landing
Bedroom 1
En-suite Shower Room
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom
Double Garage













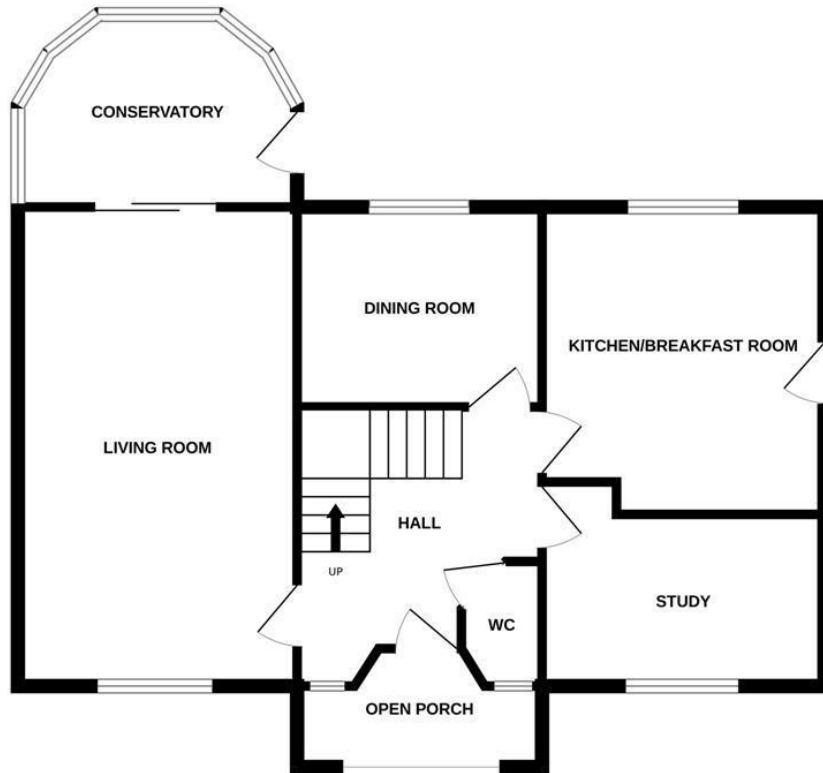
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

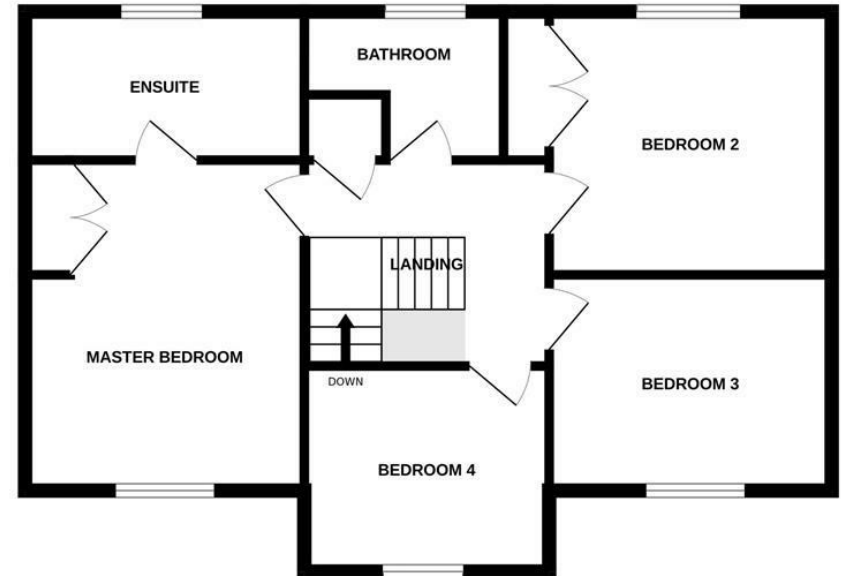


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GROUND FLOOR



1ST FLOOR



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