



Bore Tree Baulk, York YO19 5HD

**Stephensons**  
estate agents & chartered surveyors

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The Sycamores is an intimate collection of just four bespoke homes, discreetly positioned just off Grimston Bar. Once the original stables to Grimston Lodge, the buildings have been sympathetically transformed to create a striking development that celebrates its heritage while embracing modern comfort. The home benefits from private garden and off-street parking, creating an enviable sense of space, privacy and exclusivity.

Converted by a respected local developer in 2019, this property showcases a seamless fusion of period character and modern design. The result is a home of warmth, elegance and flexibility, ideally suited to professional couples, young families, or those seeking to downsize without compromise. Its strategic position provides swift and convenient access to York, Leeds and Hull, making it as practical as it is picturesque.

The tone is set upon arrival, where a generous entrance hallway welcomes you in. A turning staircase leads to the first-floor accommodation, while doors open to an en-suite ground-floor bedroom, a utility room, and the heart of the home - the stunning open plan living area. This breathtaking living area is the standout feature, defined by its vaulted ceiling, exposed beams and expansive Crittall-style window that floods the space with natural light. Designed for both everyday living and entertaining, the room flows effortlessly between kitchen, dining and relaxation areas.

The kitchen is both stylish and functional, fitted with elegant grey Shaker-style cabinetry arranged to three sides and complemented by quartz worktops. A breakfast bar provides a natural gathering point, while integrated appliances include a Bosch oven, hob with extractor, new dishwasher and a one-and-a-half bowl sink with mixer tap. The dining area comfortably accommodates a large table, ideal for family meals or hosting friends, while the adjoining living space offers a cosy yet refined space.

Also on the ground floor is a versatile en-suite bedroom, but equally suited as an additional reception room or home office. A full-height aluminium Crittall window enhances the sense of light and space, while the en-suite bathroom delivers boutique-hotel styling with a freestanding bath, walk-in shower with mains-fed rainfall head, contemporary basin, WC and fully tiled walls.

Ascending the staircase, the first floor reveals a central landing leading to two further generous double bedrooms, each offering calm and comfort, along with a sleek, modern shower room finished to an excellent standard.

Outside, the property enjoys a delightful setting surrounded by open fields, offering a sense of escape while remaining exceptionally well connected. The development is approached via a private road off Bore Tree Baulk, with ample off-street parking positioned conveniently to the front.

To the rear, an enclosed courtyard garden provides a private and low-maintenance outdoor haven. Designed for relaxation and entertaining, it features artificial lawn, a covered seating and bar area ideal for year-round use, and a timber store, creating a stylish and sociable extension of the home.

This is a rare opportunity to enjoy characterful architecture, contemporary luxury and an enviable lifestyle, all within a beautifully curated and exclusive setting.

## Material Information





Tenure: Freehold

Services/Utilities: Mains water, electricity, gas and drainage is via a septic tank.

Broadband Coverage: Up to 1000 Mbps download speed\*

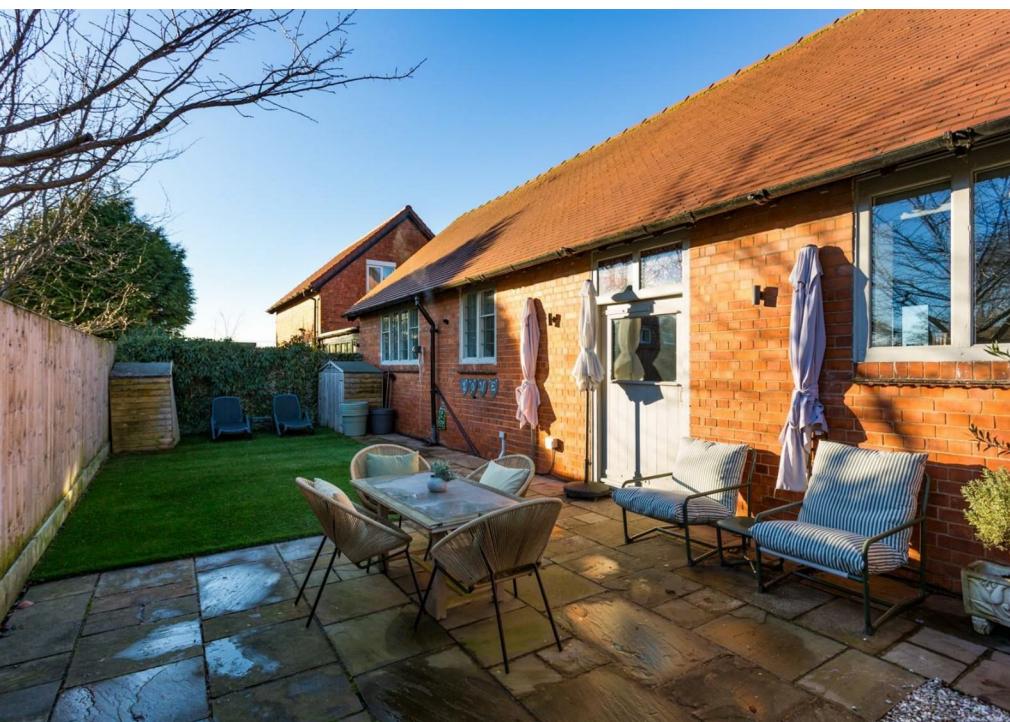
EPC Rating: C

Council Tax: York – Band D

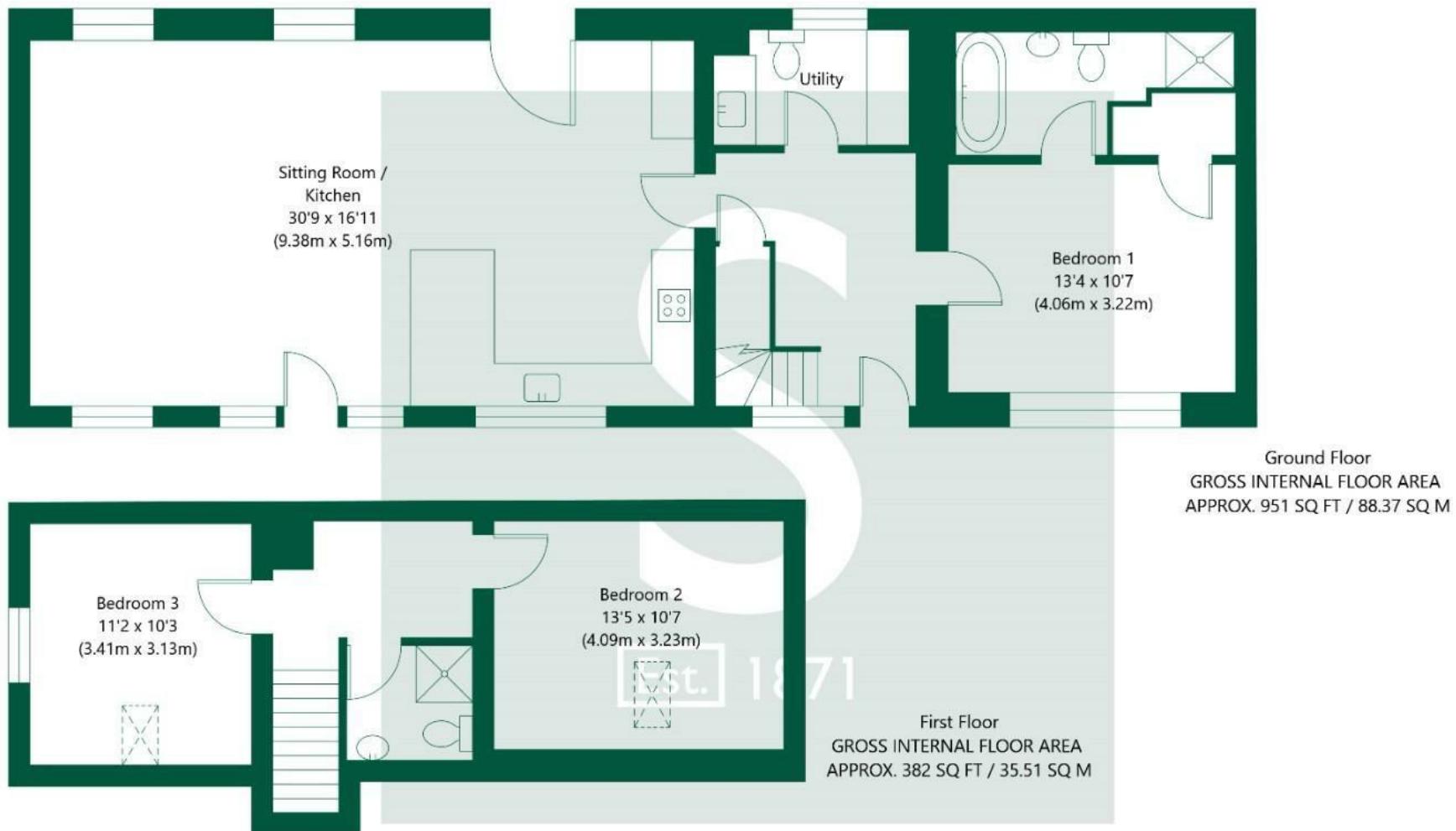
Current Planning Permission: No current planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.



# The Sycamores, Bore Tree Baulk, Dunnington, York, YO19 5HE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1333 SQ FT / 123.88 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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