



Hollins Grove Farm Stillington Road Easingwold

York, YO61 3ES

£475,000



WITH NO ONWARD CHAIN - CORNFLOWER BARN IS AN EXEMPLARY CONTEMPORARY BARN CONVERSION, BEAUTIFULLY CRAFTED IN 2021 AND SET WITHIN AN EXCLUSIVE SMALL COLLECTION OF HIGH QUALITY HOMES ON THE PERIPHERY OF EASINGWOLD. THE BARN OFFERS SUPERB SINGLE LEVEL LIVING WITH GARAGING AND ELEGANTLY MATURING GARDENS THAT WRAP ROUND THE BARN, OPENING ONTO TERRACES POSITIONED TO EMBRACE UNINTERRUPTED PANORAMIC VIEWS ACROSS OPEN FARMLAND. INSIDE, EYE CATCHING FIXTURES AND FITTINGS ARE COMPLEMENTED BY IMPRESSIVE HIGH VAULTED CEILINGS, CREATING A STRIKING SENSE OF SPACE THROUGHOUT. THE EXCEPTIONAL OUTLOOK, COMBINED WITH A PEACEFUL SEMI RURAL POSITION WITH CONVENIENT CONNECTIVITY TO YORK AND THE WIDER REGION, MAKES THIS A RARE AND COMPELLING OPPORTUNITY.

Mileages: York – approx. 11 miles, Easingwold – approx. 1 mile (Distances Approximate)

Reception Hall, Open Plan Kitchen/ Living/ Dining Room, Principal Bedroom with Luxury Ensuite Shower Room, Double Second Bedroom, Luxury Bathroom with Underfloor Heating Throughout

Wraparound Gardens, Porcelain Terraces, 15ft Carport, 21ft Garage with Workshop, Additional Detached Garden Area

A grey composite ENTRANCE DOOR with slim glazed panel opens into a wide RECEPTION HALL, with impressive oak flooring and soft architectural lighting. Double storage cupboard with oak doors provides excellent practicality, while a remote controlled Velux rooflight draws natural light deep into the space. A glazed timber door leads through to:

The impressive L-shaped OPEN PLAN KITCHEN/ LIVING/ DINER, the real hub of heart of the home.

Vaulted ceilings, electric roof lights and triple glazed windows frame long, uninterrupted views across open countryside, while bi-folding doors open directly onto the terrace, creating an effortless connection between interior and landscape.

The KITCHEN is beautifully appointed with quartz work surfaces, matching up stands and a curved central island with matching counter which extends to form a practical breakfast bar. Integrated appliances include an induction hob with down draft extraction, oven, fridge freezer and dishwasher. A Kettle boiling water tap, illuminated kick boards and thoughtful storage solutions including carousel corner units add refinement and practicality.

The DINING AREA connects seamlessly with the garden, extending out to a porcelain laid terrace to form an effortless space for indoor/outdoor entertaining. Electric blinds to the roof lights and bi folds provide enhanced comfort and simple, intuitive control. Adjacent, the SITTING ROOM completes this striking L shaped layout to admire the far stretched views.

PRINCIPAL BEDROOM lies to the far side, featuring fitted wardrobes with oak doors, on trend plantation shutters and triple glazed windows frame a pleasant outlook. To one side a door leads to;

LUXURY EN SUITE SHOWER ROOM a generous walk-in shower with chrome fittings, includes a floating wash hand vanity unit, recessed shelving, concealed cistern WC and frosted window.

BEDROOM TWO is a double with triple glazed windows overlooking the paddock, offering idyllic, peaceful green





views and a sense of retreat.

From the hall, a timber door leads to the **PROPERTY BATHROOM**, appointed with stone tiled flooring, part tiled walls, a freestanding bath tub with wall mounted chrome mixer tap, recessed shelving, wall hung wash hand basin with chrome tap, concealed cistern WC and vertical chrome radiator.

OUTSIDE - A remotely controlled five bar gate opens onto a beautifully lit driveway, leading to a driveway providing off street parking an in turn leads to a timber framed **CARPORT** (14ft 6 x 9ft 8) and a substantial **GARAGE** (20ft 11ft x 9ft 8) with electric roller door and adjoining **WORKSHOP/ HOBBIE ROOM** or **OFFICE** with potential to extend.

The wraparound gardens are designed for ease of maintenance while maximising the rural setting. A porcelain terrace spans the side elevation, capturing far reaching countryside views towards Crayke and across to Easingwold. Post and wire fencing retain the views and a brick boundary wall frame the garden, while an electric awning provides shade for outdoor dining and long summer evenings.

A hand gate leads to an auxiliary detached garden with shaped lawn, gravel and stone pathway, raised vegetable beds and a timber greenhouse creating a beautifully orientated extension of the home's contemporary lifestyle.

LOCATION - Cornflower Barn sits directly opposite Easingwold Golf Club, giving guests convenient access to a welcoming public bar serving meals and drinks, a Sky Sports lounge, an 18-hole golf course, and a full driving range. Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

POSTCODE – YO61 3ES

COUNCIL TAX BAND – D

TENURE – Freehold

SERVICES – Mains electricity and water. Sewerage via Klargester treatment system. LPG central heating. Full fibre broadband available.

DIRECTIONS - From our Easingwold office, head out on Long Street. Continue straight ahead as this becomes Stillington Road. Stay on Stillington Road for approximately ¼ mile, leaving the town centre behind. After passing the golf course on your right, look for the discreet entrance to Hollins Grove Farm on the left hand side marked by Churchills for sale board.

VIEWING – Strictly by prior appointment through the selling agents, Churchills. Tel: 01347 822 800 Email: easingwold@churchillsyork.com

AGENT'S NOTE: Each barn makes an annual contribution of approximately £350, supporting the continued care of the communal amenities. This includes the electric gates, atmospheric driveway lighting and the shared water-treatment plant, all of which help maintain the setting's quality and ease of living.

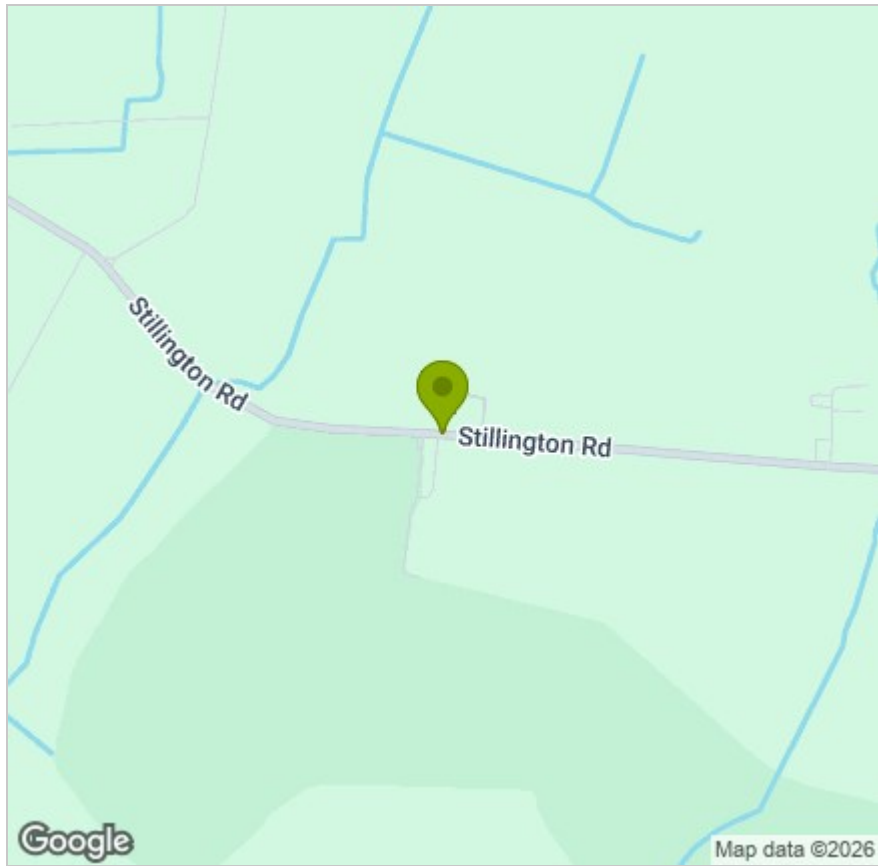
All purchasers are required to undergo identity checks to comply with Anti-Money Laundering regulations. A charge will apply. Please contact our office for further details.



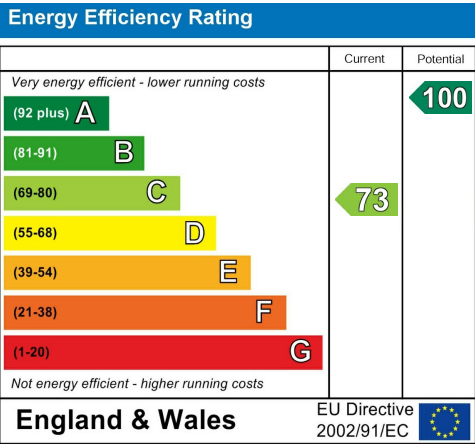
FLOOR PLAN



LOCATION



EPC



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