



Stillington, York

£895,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

S

South Back Lane, York YO61 1AD

Est. 1871

£895,000

A luxuriously appointed 4 bedroom detached property located within a development of just 7 barn conversion inspired homes, built in 2019 by Ambleside Homes. The contemporary living space on offer will appeal to both house and bungalow hunters alike and the larger than average south facing rear garden provides an idyllic haven with a wonderful wooded backdrop.

A magnificent 31'8" (9.65m) long reception hall with galleried landing above leads off into a cloakroom/wc and a spacious sitting room with bi-folding doors out onto a south facing paved seating area. At the heart of the home lies the stunning open-plan dining kitchen and living area, crowned with an 11'0" (3.35m) high vaulted ceiling that enhances the space with drama and elegance. Flooded with natural light, this area boasts bi-folding doors to an expansive south facing sun terrace.

The kitchen is a culinary dream, designed with quartz worktops, generous storage and a substantial central island with a dining bar complemented by a full suite of integrated appliances. A thoughtfully designed utility/boot room offers practicality, while double doors from the dining space allow further access out into the rear garden.

The ground floor also features a good sized study/4th double bedroom and an impressive alternative principal bedroom suite with walk-in wardrobe and en-suite shower room for buyers focussing on one level living

Ascend the elegant staircase and the galleried landing leads off into a fabulous principal bedroom with an expansive range of built-in wardrobes, a showstopping Velux Cabrio balcony window with glorious garden views and a luxurious en-suite bathroom with contemporary freestanding bath tub and a separate walk-in shower. Another spacious double bedroom and a stylishly appointed house bathroom



Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: B - 88
Council Tax: G - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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



complete the upper floor.

Other internal features of note include an energy efficient air source heat pump, underfloor heating (ground floor only), double glazing and oak interior doors throughout.

Externally, the property boasts a double width driveway, providing ample off-road parking and leading to a detached double garage complete with power, light and a remote-controlled door for effortless access.

To the rear, the breathtakingly beautiful south-facing garden offers a truly tranquil retreat, bordered by mature woodland that enhances the sense of privacy. Expertly landscaped by the current owners, this idyllic outdoor space is a harmonious blend of natural beauty and thoughtful design. Meandering pathways weave around sculpted lawns and richly stocked flowerbeds leading to generous seating and entertaining areas perfectly positioned off the sitting room and dining kitchen. Additional features include atmospheric external lighting, a charming greenhouse and a timber built garden store.

AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

DON'T MISS OUT ON YOUR NEXT HOME

Last year, our social media content reached over 6.7 million views. By following Stephenson's, you'll get exclusive video content, pre-market property teasers, off-market opportunities and early access to new listings before they appear online. Follow us today and stay one step ahead of other house hunters. Simply search @stephenson's1871 on your favourite social media platform and start exploring.

Partners:

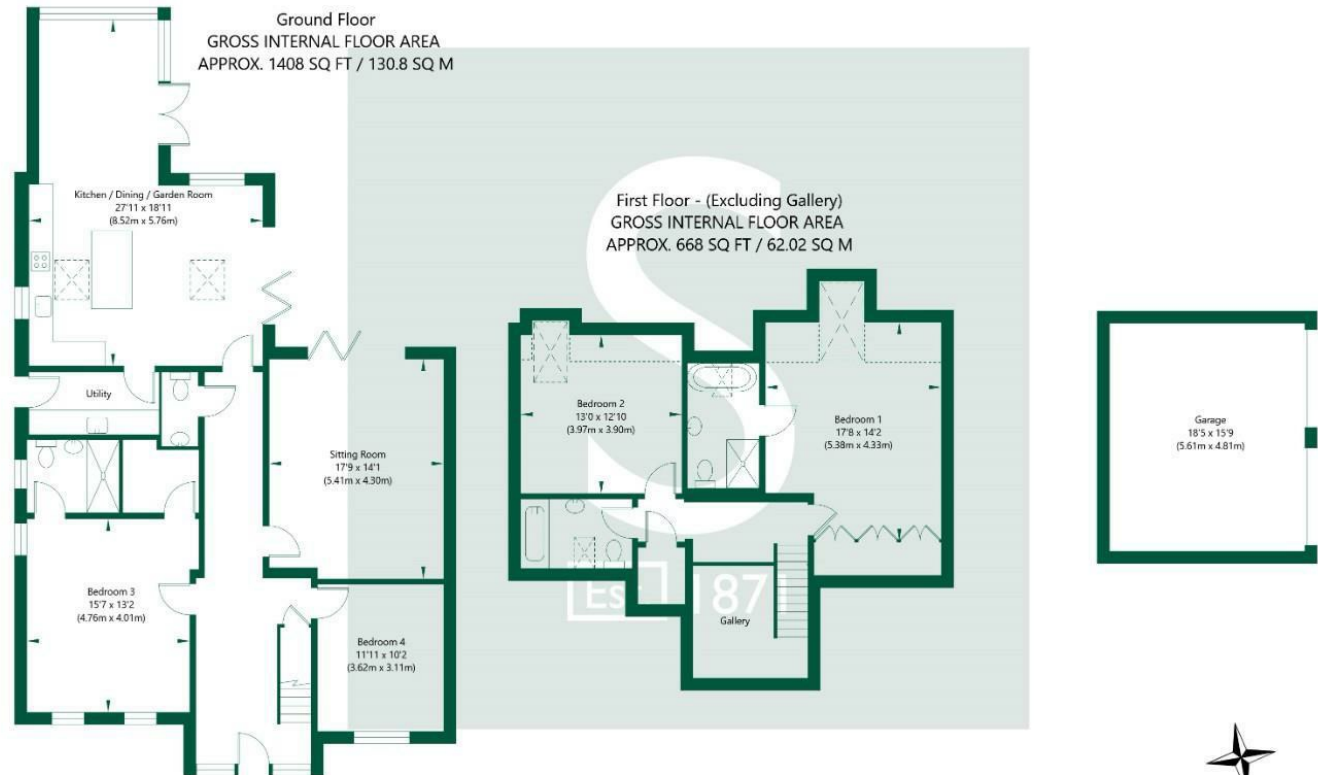
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

Woodbyne Way, Back Lane, Stillington, York, YO61 1ND



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2076 SQ FT / 192.82 SQ M - (Excluding Garage & Gallery)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025

