



The Willows Aldbrough St. John, DL11 7TW
Offers over £585,000

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Proudly occupying a prime position in the highly sought-after village of Aldbrough St John, The Willows is a remarkably versatile detached home designed for modern, flexible living. Alongside a spacious four-bedroom dormer layout with three independent bathrooms, the property boasts a brilliant detached garage conversion. Currently styled as a premium media lounge with a secondary kitchen, this self-contained zone offers an ideal layout for multi-generational living, a dedicated home cinema, or independent guest quarters. Complemented by a south-west facing garden studio, a separate garage, and a four-car driveway, it is the ultimate village retreat for those seeking space, privacy and adaptable living.

Large HALL 3.11m x 2.20m (10'2" x 7'2")

An open space with UPVC double-glazed front door with side screen, Garage & door to:

SHOWER ROOM (1) 2.60m x 1.80m (8'6" x 5'10")

Contemporary suite with glazed shower area, washbasin & WC.

Huge LOUNGE 6.78m max x 6.01m (22'2" max x 19'8")

An IDEAL ENTERTAINING AREA with fitted kitchen area (Wall & floor units with worktops & inset sink, plumbing for a washing machine / dishwasher, integrated electric oven & ceramic hob with extractor over).

.....or Huge KITCHEN/DINING ROOM see above (see above)

.....OR separate BEDROOM SUITE.

SITTING ROOM 6.07m x 3.47m (19'10" x 11'4")

Recessed multi-fuel stove with timber mantel & brick surround. UPVC double-glazed patio doors with side screens to rear & double doors to:

DINING ROOM 3.05m x 2.71m (10'0" x 8'10")

UPVC double-glazed window to rear.

NB: POTENTIAL KITCHEN/DINING ROOM 5.86m x 3.05m (19'2" x 10'0")

KITCHEN 3.07m x 3.05m (10'0" x 10'0")

Oak wall & floor units with worktops & inset sink unit; integrated electric oven & ceramic hob with stainless steel & glazed extractor over, plumbing for washing machine & UPVC double-glazed window & door to side.

INNER HALL

Staircase to first floor & high vaulted ceiling.

VESTIBULE

Built-in store cupboard.

BEDROOM 1. 4.63m x 3.06m (15'2" x 10'0")

Plus built-in double wardrobes & UPVC double-glazed windows to front & side.

BEDROOM 2. 3.56m x 2.71m (11'8" x 8'10")

Plus built-in wardrobe cupboard & UPVC double-glazed window to front.

SHOWER ROOM (2) 2.14m x 1.83m (7'0" x 6'0")

Contemporary suite with glazed shower area, inset washbasin with cupboards under & WC. UPVC double-glazed window to side.

Adjoining GARAGE 5.96m x 2.75m (19'6" x 9'0")

(See below)

FIRST FLOOR GALLERIED LANDING

BEDROOM 3. 4.64m x 3.82m plus eaves (15'2" x 12'6" plus eaves)

Including walk-in Dressing Area with light point. Door to useful Eaves Storage & UPVC double-glazed window to front.

BEDROOM 4. 3.90m x 3.82m plus eaves (12'9" x 12'6" plus eaves)

Built-in cupboard, doors to useful Eaves Storage Areas & UPVC double-glazed window to rear with fine countryside views.

BATHROOM (3) 2.05m x 1.69m (6'8" x 5'6")

Panelled bath, washbasin & WC. UPVC double-glazed window to side.

OUTSIDE FRONT

Stone boundary wall & double-width 4-car drive, lawn with flower bed & Sitting Area. Side gate to rear.

Integral GARAGE 5.96m x 2.75m (19'6" x 9'0")

Electric up & over door, strip-lighting & power. Grant oil boiler (New January 2019 & last service February 2026) & hot-water cylinder. Door to Hall.

Enclosed South-west REAR GARDENS

The enclosed gardens include a 3.47m x 3.45m/11'4" x 11'3" SUMMER HOUSE/STUDIO/GYM etc with light, power & double-glazed windows & doors. Large flagged patio & lawn with flower/shrub borders, cold water tap & outside light point, 4 STORE SHEDS with double doors & outside power socket.

NOTES

- (1) Freehold
- (2) Council Tax band: E
- (3) EPC: D-64
- (4) Oil Boiler (2019) last serviced: February 2026
- (5) The property was rewired 2019



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		

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