

Stillington Road, York YO61 3ES

£500,000

Stephensons
estate agents & chartered surveyors



A simply stunning 3 bedroom contemporary barn conversion of significant style, charm and beauty located opposite an 18 hole golf course, less than a mile outside Easingwold and only 11 miles north of York. Built in 2021 and forming part of an exclusive gated development of 6 contemporary homes, the breathtakingly beautiful bespoke interior includes a 35'8" (10.87m) long dining kitchen and living room with a 17'10" (5.44m) high vaulted ceiling, complemented by 2 ground floor double bedrooms and bathroom plus a stunning first floor master bedroom with luxury en-suite bathroom and a magnificent mezzanine overlooking the living space.

Tenure: Freehold
 Services/Utilities: Electricity and Water are understood to be connected with sewerage by way of Klargester foul water treatment plant and LPG courtesy of a communal underground tank.
 Broadband: Up to 1600 Mbps* download speed
 EPC Rating: C - 71
 Council Tax: D - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

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



Partners:

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Prepare yourself to be blown away as walk into a staggeringly stunning 35'8" (10.87m) long underfloor heated dining kitchen and living room with a 17'10" (5.44m) high vaulted ceiling, bi-folding doors off the living area with remote control blinds and an exquisitely designed Kuhlmann kitchen featuring an ash topped central island and dining bar, generous storage and a range of high specification Siemens appliances that include an induction hob with downdraft extractor, fridge, freezer, wine chiller and eye level oven, grill and microwave plus a Quooker tap, complemented by a useful utility room leading off.

An inner hall leads off into 2 ground floor bedrooms (1 with built-in wardrobes) and a stylish bathroom with both a bath and separate walk-in shower.

A beautiful bespoke oak staircase leads up to a fabulous mezzanine overlooking the living room which features further oak flooring, bespoke cabinetry and is an incredibly versatile space, ideal as a home office, studio, snug or quite simply as a reading and relaxation zone. Leading off the mezzanine is the principal bedroom with exposed beams and a luxurious en-suite bathroom with contemporary bath tub and separate walk-in shower.

Other internal features of note include a LPG fired central heating system, underfloor heating to the ground floor and triple glazing.

A secure gated driveway with entry code and telecom leads up to Lavender Barn's private double width driveway with provisions for an ev charging point and a pretty part walled south facing garden which has been landscaped to feature a lawn, generous paved seating area, raises veg beds, greenhouse and external lighting.

Paved pathways lead round from both sides of the property to a covered and versatile area at the rear which features a bike store, external power points, lighting and tap plus a useful sink as well as providing invaluable covered storage space.

AGENTS NOTE

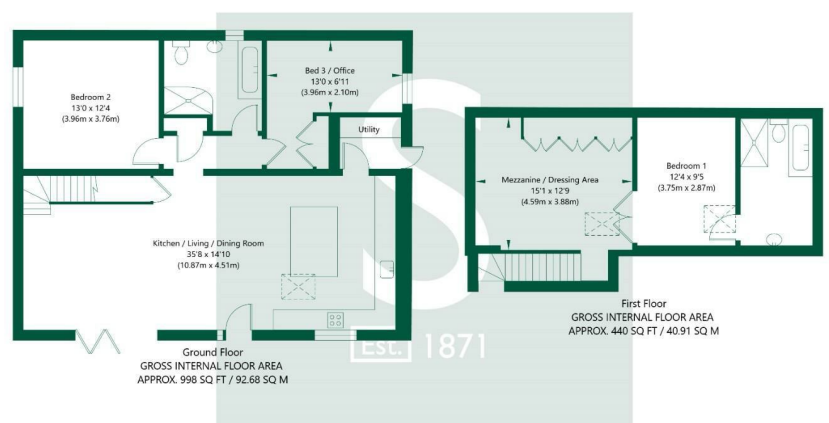
Please also note that all 6 barns contribute approx. £350 each per year for the ongoing maintenance and running costs of the communal areas that include the electric gates, driveway lighting and water treatment plant.

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.

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Hollins Grove Farm, Easingwold, York, YO61 3ES



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1438 SQ FT / 133.59 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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