

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Stonelea Barton Le Willows, York, YO60 7PD

£545,000

- Built 1967 but with later extensions
- Family friendly ground floor layout
- Offered for sale with no onward chain
- Lovely open countryside front aspects
- Five bedrooms, en-suite and bathroom
- Oil fired central heating, double glazed
- Sought after village location off A64
- Good width to the right hand side

# Stonelea , Barton Le Willows YO60 7PD

Generous detached family home originally built in 1967 but considerably enlarged over more recent years in a lovely part of this well regarded village off the A64 between Malton and York. Enjoying open countryside views from the front Stonelea offers excellent living space including a generous living/dining kitchen opening onto the well established gardens. There are five bedrooms, en-suite shower room, family bathroom and separate shower. Oil fired central heating, double glazed, generous width to the right side, offered for sale with no onward chain.



Council Tax Band: F



#### General information/location

The village of Barton-le-Willows lies on the edge of the Howardian Hills AONB, almost middle way between Malton to the north east and the City of York to the south west. The A64 Leeds - York - Scarborough trunk is approx one mile away from the village allowing good access to the East Coast, York, the West Riding and the motorway network. York can be reached by train from Malton in less than half an hour from where London can be reached in approx two hours.

#### Services

Mains water, electricity and drainage are all supplied.

Oil fired central heating system.

Barton Le Willows is not served by mains gas.

#### Hallway

Side window, stairs to the first floor with cupboard below, radiator.

#### Lounge

Enjoying lovely open views from the front facing window with radiator below, open fire in traditional style surround, double doors into the dining room.

#### Dining room

Side window, radiator.

#### Kitchen/dining

Fitted range of units both base and wall level, plumbed for dishwasher, windows both to the rear and side, three radiators, french doors leading into the rear gardens.

#### Side hall/entrance

Front door, walk in shelved pantry and separate boiler room housing the oil fired central heating boiler. Door into the garage.

#### WC

Two piece suite, radiator.

#### Landing

Side window, radiator.

#### Bedroom 1

Two rear windows, radiator.

#### En-suite shower room

Modern two piece suite, tiled cubicle, heated towel rail, side window.

#### Bedroom 2

Front window, radiator.

#### Bedroom 3

Side window, radiator.

#### Bedroom 4

Built in wardrobes, rear and front facing windows, radiator.

#### Bed 5/office

Front window, radiator.

#### Bathroom

Three piece suite, heated towel rail.

### Shower room

Shower cubicle, heated towel rail.

### Outside/gardens

Small area of garden at the front enjoying unspoilt views onto the surrounding open countryside. The driveway allows parking off road and gives access into the garage. Generous width exists at the right hand side easily wide enough to allow vehicle access but also offering potential to extend subject to usual consents. The rear gardens are of a good size, mature and now extremely well established. There are lawns, shrubs/beds and sizeable flagged patio area out of the french doors.

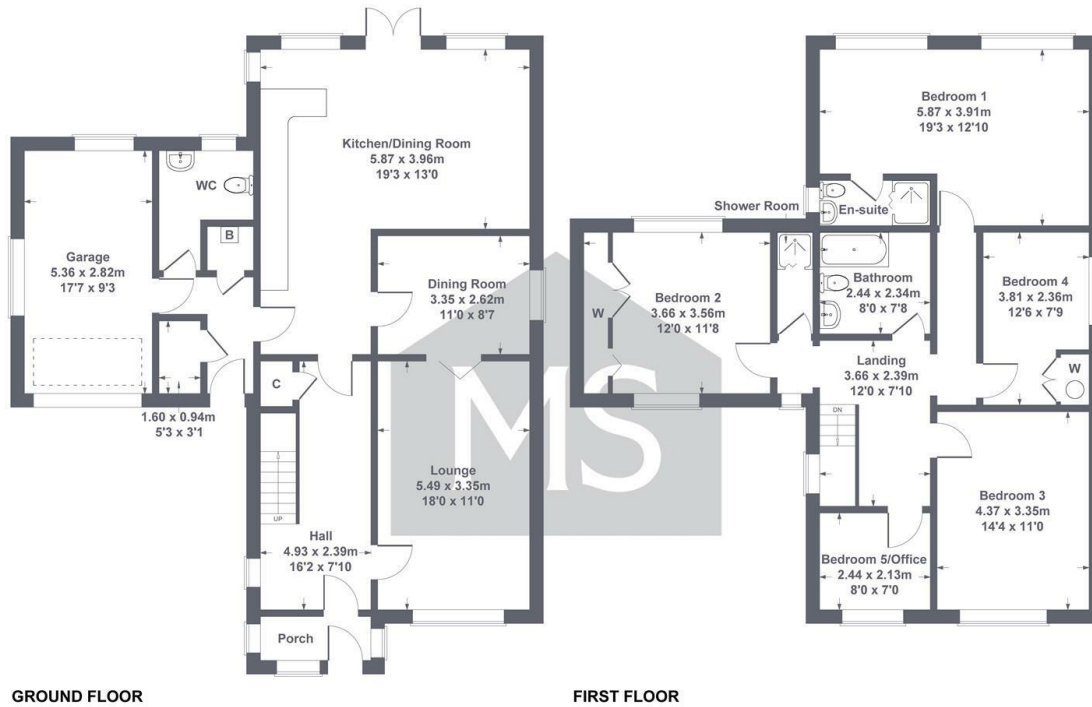
### Garage

Approx 17ft 7 X 9ft 3. Up and over front door, side and rear windows, plumbing for washer.





Approximate Gross Internal Area 2112 sq ft - 196 sq m



**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.

Produced by Potterplans Ltd. 2025



## Directions

From the village green, follow the signpost indicating 'Howsham 2, Leavening 5' following the road round the left bend, Stonelea is towards the end on the left.

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	