

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

# 18 South Back Lane Stillington

Stillington, YO61 1ND

**£749,950**

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AN EXCEPTIONALLY WELL APPOINTED DOUBLE FRONTED 5 BEDROOM DETACHED FAMILY HOME IN THE HEART OF STILLINGTON. THOUGHTFULLY EXTENDED AND IMPROVED TO PROVIDE OVER 2,200 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION, FEATURING AN OUTSTANDING OPEN PLAN KITCHEN LIVING DINING SPACE, A BESPOKE PERGOLUX GARDEN ROOM, PRIVATE SOUTH FACING GARDENS, DOUBLE GARAGE AND ELECTRIC GATED DRIVEWAY IN THIS HIGHLY REGARDED VILLAGE. PARTICULAR ATTENTION HAS BEEN PAID TO THE QUALITY OF THE FINISH THROUGHOUT

Mileages: York – 11 miles, Easingwold – 4 miles (Distances Approximate)

Reception Hall, Sitting Room, Family Room/Study, Open Plan Kitchen Living Dining Room, Pergolux Garden Room, Utility Room, Cloakroom/WC

First Floor Landing, Principal Bedroom with Ensuite Shower Room, Guest Bedroom with Ensuite Shower Room, Three Further Bedrooms, Luxury Family Bathroom

Double Garage, Electric Gated Driveway, Private South Facing Landscaped Gardens

Occupying an enviable position within the shadow of the highly regarded village of Stillington and the Main Street, this substantial detached family home has been thoughtfully extended and meticulously improved by the current owners to create a home of considerable quality and versatility, extending to over 2,300 sq ft and ideally suited to modern family living. Particular attention has been paid to both the quality of finish and specification throughout, incorporating a bespoke Neville Johnson oak and glass staircase, Hammonds fitted bedroom furniture, instant boiling water tap, Fisher & Paykel plumbed refrigeration, electric blinds, existing integrated surround sound system, electric garage door and electric entrance gates. The result is a beautifully balanced family home offering impressive entertaining space, generous bedroom accommodation and beautifully landscaped south facing gardens.

Approached through a central wrought iron pedestrian gate flanked by railings and mature clipped hedging, a stone pathway leads through the front gardens to an attractive oak framed ENTRANCE PORCH with glazed apex detail. A composite entrance door opens into a generous RECEPTION HALL where a striking bespoke Neville Johnson oak and glass staircase forms an immediate focal point and rises to the first floor.

A useful under stairs storage cupboard is positioned beneath, whilst a CLOAKROOM/WC is appointed with a corner wash hand basin set upon a vanity unit with storage below, concealed cistern WC, shelved recess and tiling to dado rail height.

A door opens into the SITTING ROOM, a beautifully presented reception space enjoying pleasant views over the front gardens and glimpses towards the village main street beyond. A central sandstone effect fireplace with mantel surround and inset electric steam flame-effect fire provides an attractive focal point, whilst decorative wall panelling and integrated surround sound speakers further enhance the room.
To the opposite side of the reception hall lies a versatile FAMILY ROOM/STUDY, ideal as a home office, snug or additional family room, overlooking the front gardens.

A glazed timber door opens into the true heart of the home; a superb OPEN PLAN KITCHEN LIVING DINING ROOM extending across the rear of the property and designed very much with modern family living and entertaining in mind.

The KITCHEN is beautifully appointed with an extensive range of wall and base units incorporating glazed display cabinets and deep pan drawers, all complemented by dark quartz worktops, matching upstands and fitted window sills. The countertop extendd to form an L-shape providing additional preparation space and incorporates a Neff induction hob with ceiling mounted extractor together with a breakfast bar and pop-up power point featuring USB charging. Further features include a sink unit with chrome mixer tap and instant boiling water function, etched drainer grooves, full size integrated dishwasher, Hide & Slide Neff double oven, floor to ceiling pantry cupboard with pull-out storage and Fisher & Paykel plumbed refrigeration with chilled water supply. Beyond, generous dining and sitting areas provide exceptional everyday living space whilst enjoying views over the rear gardens.

Bifold doors open into the adjoining PERGOLUX GARDEN ROOM, a particular feature of the property installed and designed for year-round enjoyment. Incorporating integrated lighting and heating together with an electrically operated louvred roof and opening glazed elevations to two sides, it provides a stunning entertaining environment whilst creating a





















natural transition between house and garden.

Leading from the kitchen is a practical UTILITY ROOM fitted with further wall and base units, complementary work surfaces, sink with chrome mixer tap, plumbing for laundry appliances and external access door. The room also houses the LPG central heating boiler.

From the reception hall, the staircase rises to the FIRST FLOOR LANDING with glazed balustrading, airing cupboard housing the pressurised hot water cylinder and loft access to a partially boarded roof space with pull down ladder.

The PRINCIPAL BEDROOM is a generous double room enjoying attractive south facing views across the rear gardens. A comprehensive wall of fitted wardrobes incorporates hanging rails, shelving, fitted drawers, mirrored panels and oak finished cabinetry.

The ENSUITE SHOWER ROOM is fitted with a walk-in shower incorporating rainfall head and additional handset, vanity wash hand basin with storage drawers below, low suite WC, chrome heated towel radiator and contemporary tiling.

The GUEST BEDROOM is another spacious double bedroom benefitting from its own ENSUITE SHOWER ROOM appointed with a walk-in shower, vanity wash hand basin, concealed cistern WC, chrome towel radiator and complementary tiling throughout.

There are THREE FURTHER BEDROOMS, two overlooking the rear gardens and one enjoying a front aspect with glimpses towards the village street. Bedroom Three benefits from a comprehensive range of floor to ceiling Hammonds fitted wardrobes.

Completing the first floor accommodation is a luxuriously appointed FAMILY BATHROOM fitted to complement the quality found throughout the property.

OUTSIDE, the property enjoys an attractive frontage consisting of lawned gardens enclosed by mature hedging and well stocked borders, all leading to the oak framed entrance porch.

Vehicle access is gained via electric timber gates opening onto a substantial driveway which in turn leads to a DETACHED DOUBLE GARAGE (19ft 1 x 18ft 8). The garage benefits from power, lighting, roof storage, personnel access door and electric up and over garage door.

A pathway passes an oak framed bin store before opening onto the rear gardens.

The SOUTH FACING REAR GARDENS are undoubtedly one of the property's most impressive features, having been thoughtfully landscaped and carefully nurtured by the current owners. A broad paved terrace adjoins both the house and garden room, creating an ideal setting for outdoor dining and entertaining. Beyond, sweeping lawns are centred around an attractive circular privet hedge and complemented by specimen trees, deep shaped borders and established planting that provide year-round colour and structure.

Further pathways lead through the gardens to a pergola seating area, vegetable plots and an orchard area, all offering excellent versatility for keen gardeners and families alike. Additional seating terraces and mature boundaries provide numerous opportunities to enjoy the gardens throughout the day. Well enclosed and enjoying a high degree of privacy, the gardens fully benefit from their prized south facing orientation. An external water supply is also provided.

LOCATION – Stillington lies approximately 11 miles north of York at the foot of the Howardian Hills. The village centres around a broad green and benefits from a thriving community, offering a post office/store, public houses, primary school, sports club, doctors' surgery, church and regular bus service.

TENURE – Freehold
POSTCODE – YO61 1ND
COUNCIL TAX BAND – F
SERVICES – Mains water, electricity and drainage. LPG Central Heating.

DIRECTIONS – From Easingwold, take Stillington Road towards Stillington. On entering the village take the turning sign posted to York towards Sutton on the Forest taking the first left onto South Back Lane continue to the top where upon Skein House is situated on the right hand side.

VIEWING – Strictly by prior appointment through the sole selling agents, Churchills. Tel: 01347 822800 Email: easingwold@churchillsyork.com.

AGENT'S NOTE – To comply with current Anti Money Laundering regulations, all purchasers are required to complete identity verification checks. A charge will apply. Please contact our office for further information.

## FLOOR PLAN




TOTAL FLOOR AREA : 2357 sq.ft. (218.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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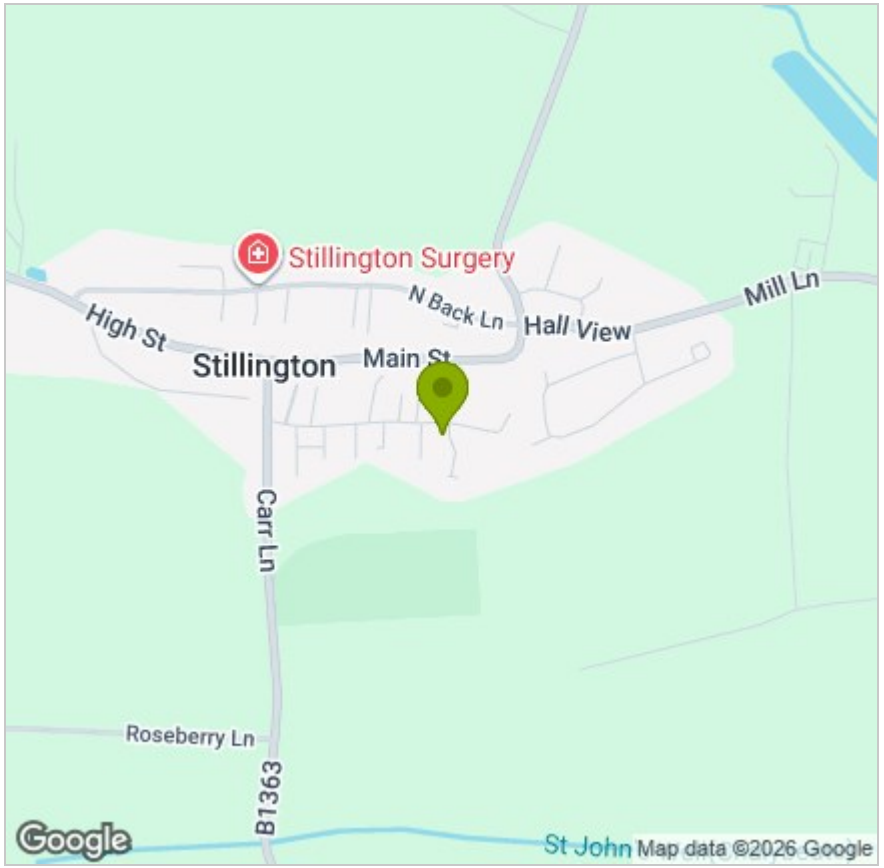
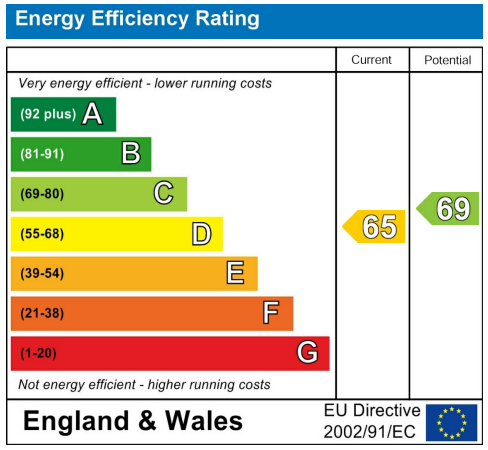
## LOCATION




## EPC

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