

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.



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, raised 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

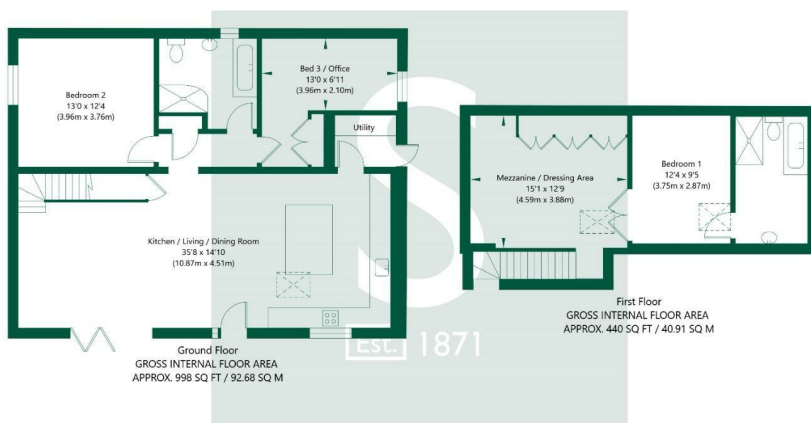
Please also note that all 6 barns contribute approx. £350 each per year for the ongoing maintenance and running costs of the communal areas that include the electric gates, driveway lighting and water treatment plant.

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.

#### 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 @stephensons1871 on your favourite social media platform and start exploring.

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.  
 www.exposurepropertymarketing.com © 2025



#### 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

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

#### Associate Partners:

N Lawrence  
 I Jarvis MNAEA