



Copse Barn, Woodbyne Way, Stillington, York YO61 1AD

Stephensons



Stephensons

Guide Price £850,000

A stylish and surprisingly spacious 4 bedroom detached property located within a select village development of just 5 barn conversion inspired homes, built in 2019 by Ambleside Homes. Set within a generous south facing plot approaching one fifth of acre and offered free of any onward chain the contemporary interior, which will appeal to both house and bungalow hunters alike, includes a magnificent reception hall, sitting room with wood burning stove, stunning dining kitchen, 4 bedrooms, 2 en-suites and a family bathroom, complemented by a gravel driveway and a detached double length garage.

Hambleton District Council - Tax Band G

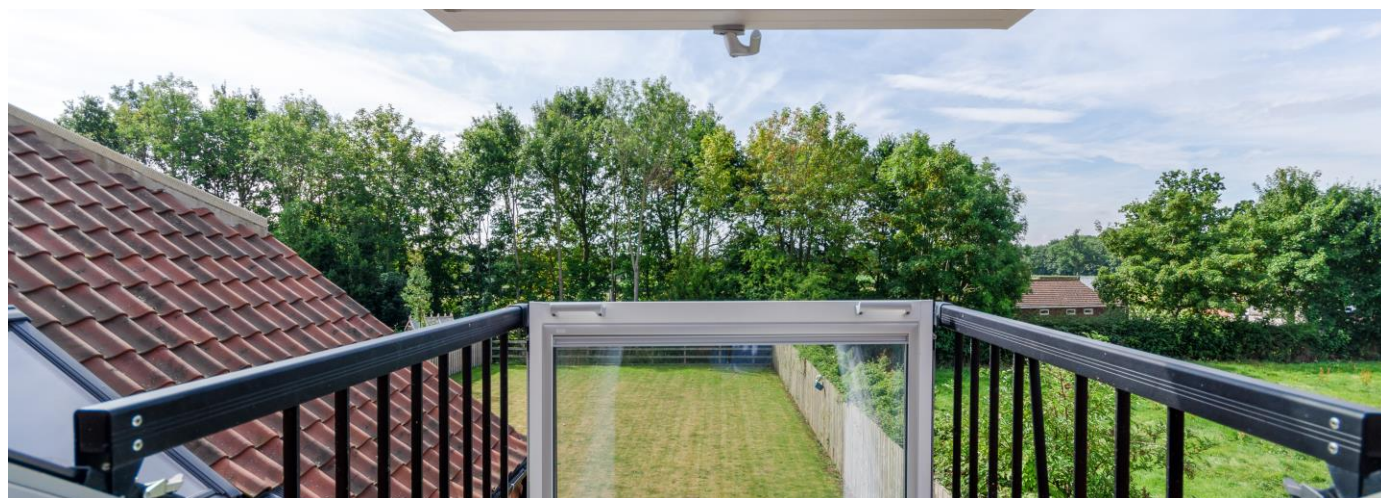
Viewings via Easingwold Office 01347 821145



The magnificent double height reception hall with cloakroom/wc leads off into a study/4th bedroom, spacious sitting room with wood burning stove and bi-folding doors out into the rear garden and a stunning dining kitchen and living area featuring a high vaulted ceiling, bi-folding doors out to the garden and a luxuriously appointed kitchen that includes a central island with dining bar and a range of integrated appliances, complemented by useful utility/boot room leading off. The ground floor also features a double bedroom with walk-in wardrobe and en-suite shower room. The first floor landing leads off into a 2nd double bedroom, family bathroom and a generous principal bedroom with fitted wardrobes, en-suite shower room and fabulous Velux Cabrio balcony.

Other internal features of note include air source heat pump, underfloor heating (ground floor only), double glazing and oak interior doors throughout.

Externally, a gravel driveway provides parking and access into a detached double length garage with remote control door and the larger than average south facing rear garden enjoys a wooded backdrop and features a paved seating area and timber-built garden store.







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stephensons
York 01904 625533
Haxby 01904 809900
Knaresborough 01423 867700
Selby 01757 706707
Boroughbridge 01423 324324
Easingwold 01347 821145
York Auction Centre 01904 489731

Partners
JF Stephenson MA (Cantab) FRICS FAAV
IE Reynolds BSc (Est Man) FRICS
REF Stephenson BSc (Est Man) MRICS FAAV
NJC Kay BA (Hons) pg dip MRICS
OJ Newby MNAEA
JE Reynolds BA (Hons) MRICS
RL Cordingley BSc FRICS FAAV
JC Drewniak BA (Hons)

Associates
CS Hill FNAEA
N Lawrence

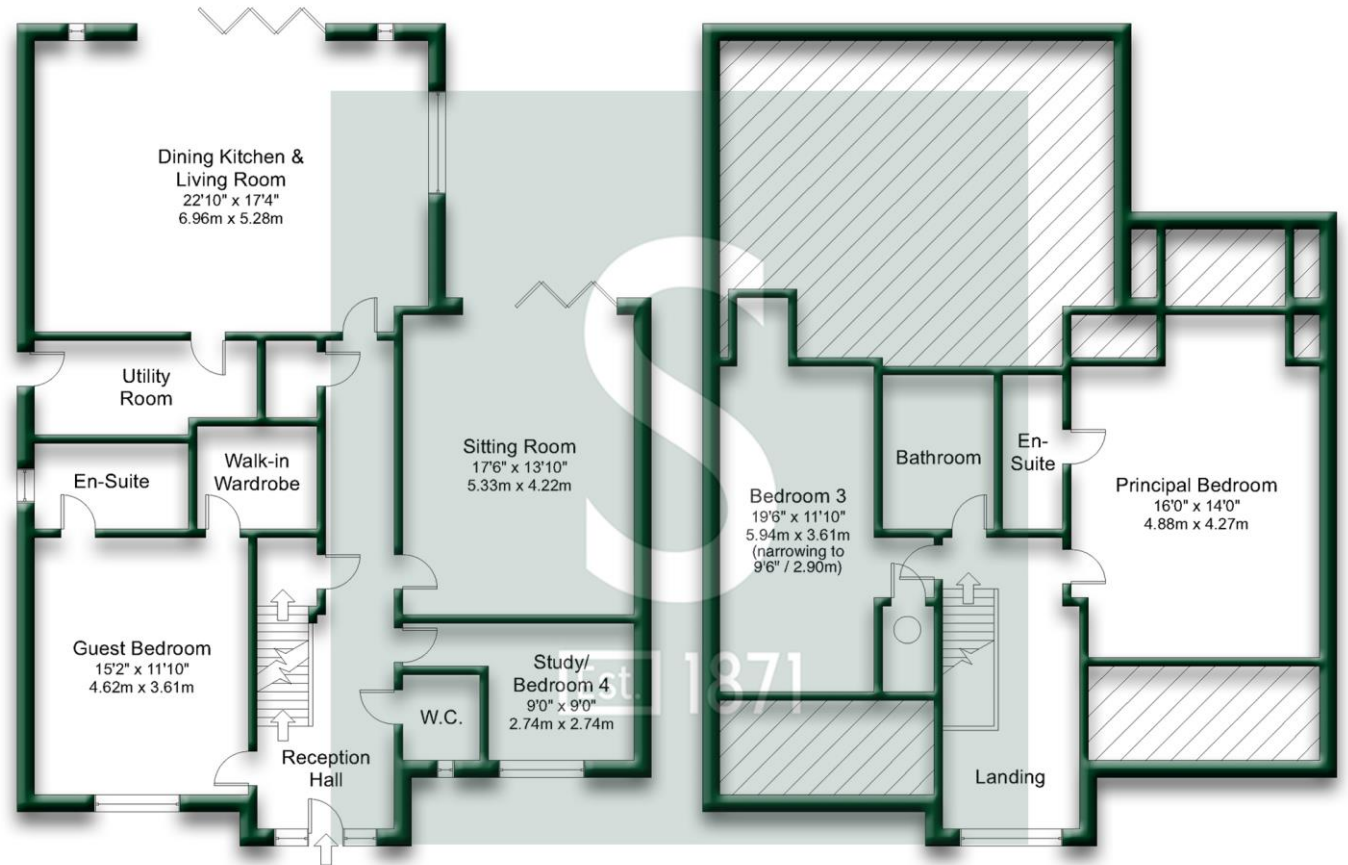
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Ground Floor

First Floor

Gross internal floor area excluding Eaves (approx.): 199.7 sq m (2,150 sq ft)

Not to Scale.
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Services

We have been informed by the Vendor that all mains services are connected to the property, with the exception of gas.

Directions

Entering Stillington from York, turn right before the T-junction into South Back Lane. Continue along to the end before turning right into Woobyne Way, where the property will be at the head of the cul-de-sac.