



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

Stephensons

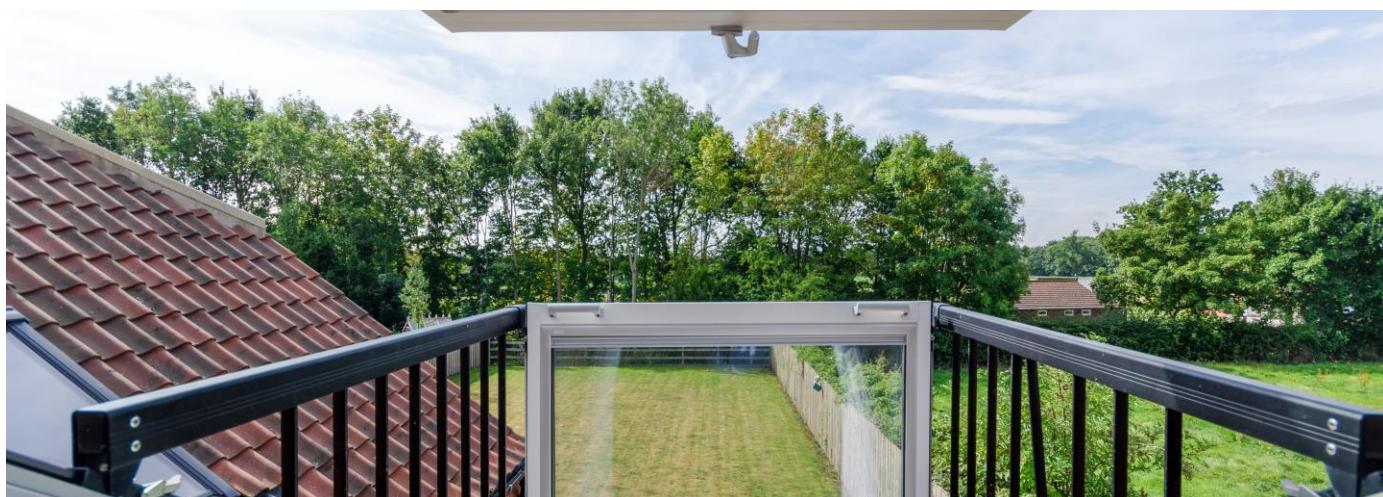
S  
Est 1871

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

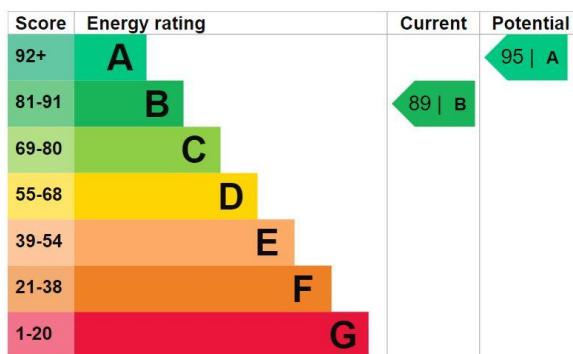


The magnificent double height reception hall with cloakroom/wc leads off into a study/4<sup>th</sup> bedroom, spacious sitting room with wood burning stove and bi-folding doors out into the rear garden and a stunning dining kitchen and living area featuring a high vaulted ceiling, bi-folding doors out 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 2<sup>nd</sup> 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.





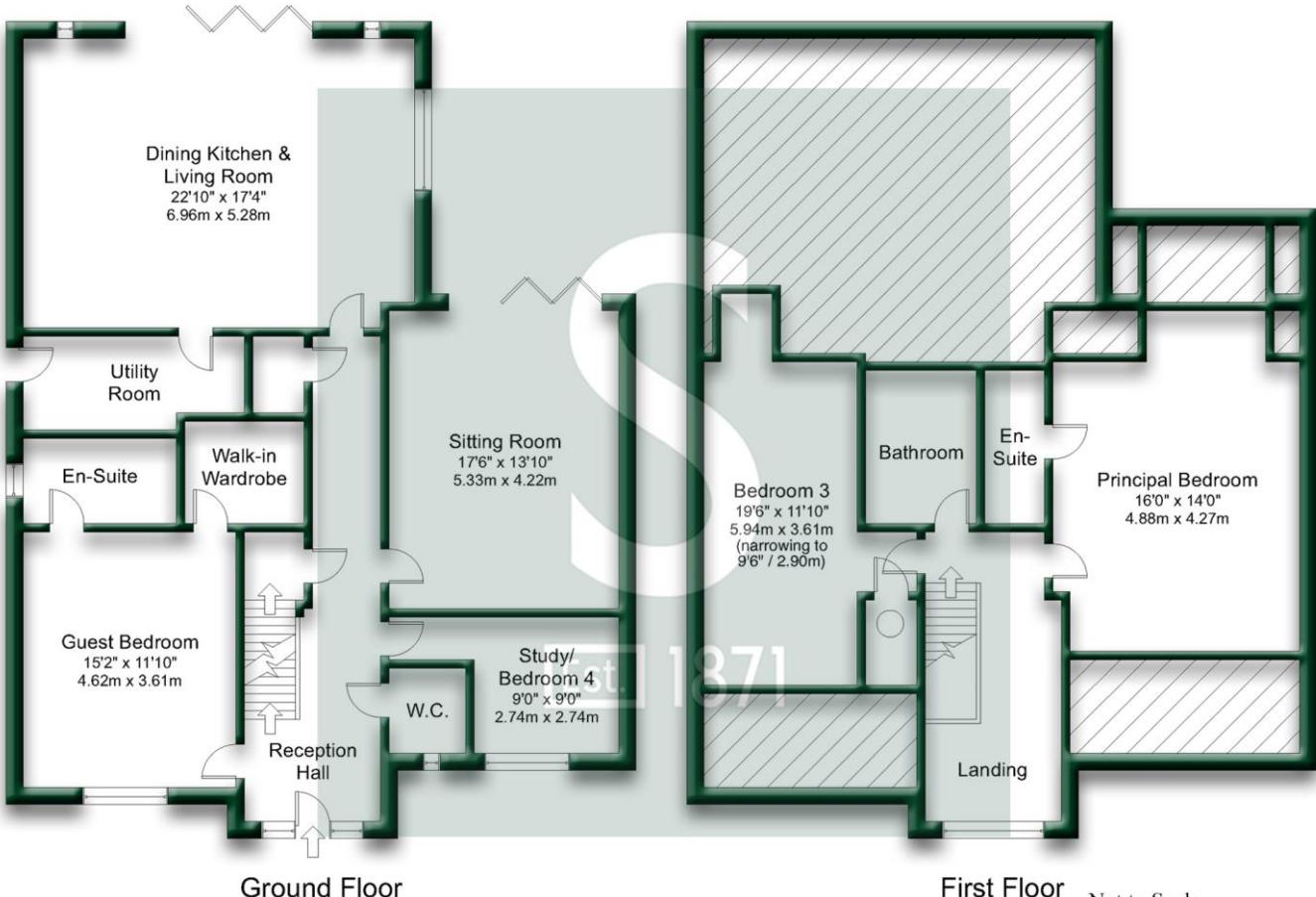
Stephensons  
York  
Haxby  
Knaresborough  
Selby  
Boroughbridge  
Easingwold  
York Auction Centre

01904 625533  
01904 809900  
01423 867700  
01757 706707  
01423 324324  
01347 821145  
01904 489731

Partners  
JP Stephenson MA (Cantab) FRICS FAAV  
IE Reynolds BSc (Est Man) FRICS  
REF Stephenson BSc (Est Man) MRICS FAAV  
NJ 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

Regulated by RICS Stephensons is the trading name for Stephensons Estate Agents LLP  
Partnership No: OC404255 (England & Wales)  
Registered Office: 10 Colliergate York YO1 8BP



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

Not to Scale.  
Copyright © Apex Plans.

### 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 Woobye Way, where the property will be at the head of the cul-de-sac.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.