

Ambleside Homes



Plot 3, The Shippsons, Easingwold Road, Stillington, York YO61 1AN

Stephensons

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Est 1871

Built by the Easingwold based developer Ambleside Homes, and forming part of an exclusive development of just 3 individually designed barn conversion inspired new homes located on the rural fringes of Stillington, Plot 3 is a simply stunning contemporary home set in around .70 of an acre featuring over 3,500 sq ft (325 sq m) of luxuriously appointed living space featuring a gated driveway, detached double garage and glorious far reaching rural views towards the historic village of Crayke.

Viewings via Easingwold Office 01347 821145



A magnificent reception hall with galleried landing above leads off into 2 generous reception rooms and a spacious 614 sq ft (57.07 sq m) dining kitchen and living area featuring a stunning Schuller Kitchen from Studio35 of York that includes an expansive quartz topped central island with dining bar, generous storage and integrated appliances to include Quooker tap, Bora hob, Miele oven, microwave and warming drawer, NEFF fridge, freezer, and dishwasher plus a Caple wine cooler complemented by 2 sets of French doors and fabulous rear garden and rural views. An inner hallway leads off into a study, utility room and a cloakroom/wc. The first floor landing leads off into a 21'11" (6.68m) long principal bedroom with rural views, dressing room with fitted wardrobes and a luxurious en-suite bathroom, guest bedroom with dressing room and en-suite shower, 2 further double bedrooms and a sumptuous house bathroom.

Externally a double gated driveway provides extensive parking and access into a detached double garage. The property stands with a formal plot of around .29 of an acre which is laid to lawn and the adjoining .42 of an acre paddock presents a buyer with a blank canvas to landscape to their own lifestyle taste.



Specification Highlights

York Handmade Brick Company Brickwork

Triple Glazed Aluminium Clad Timber Windows

Mitsubishi Air Source Heat Pump

Underfloor Heating – Ground Floor

Contemporary Column Radiators – First Floor

Oak Staircase

Karndean Flooring & High Quality Carpets

2 First Floor Store Rooms

Whole House Wi-Fi System

Security Alarm System

Expansive Block Paved Driveway

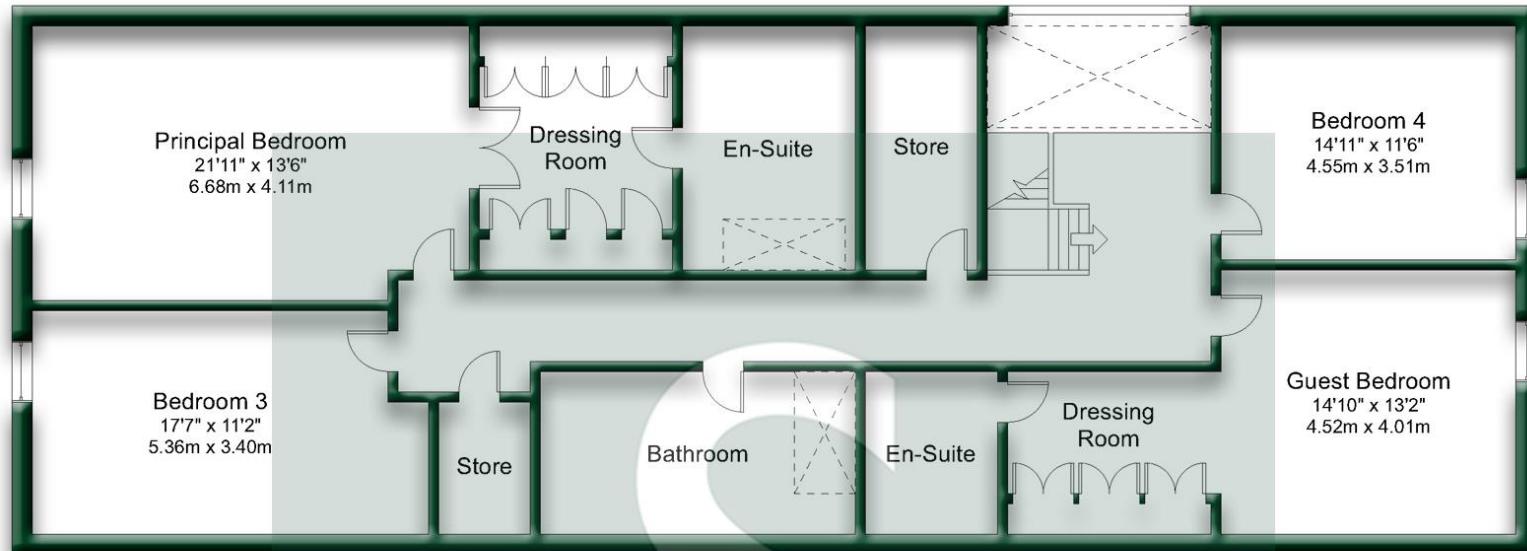
Remote Control Electric Gates

Double Garage With Remote Control Door

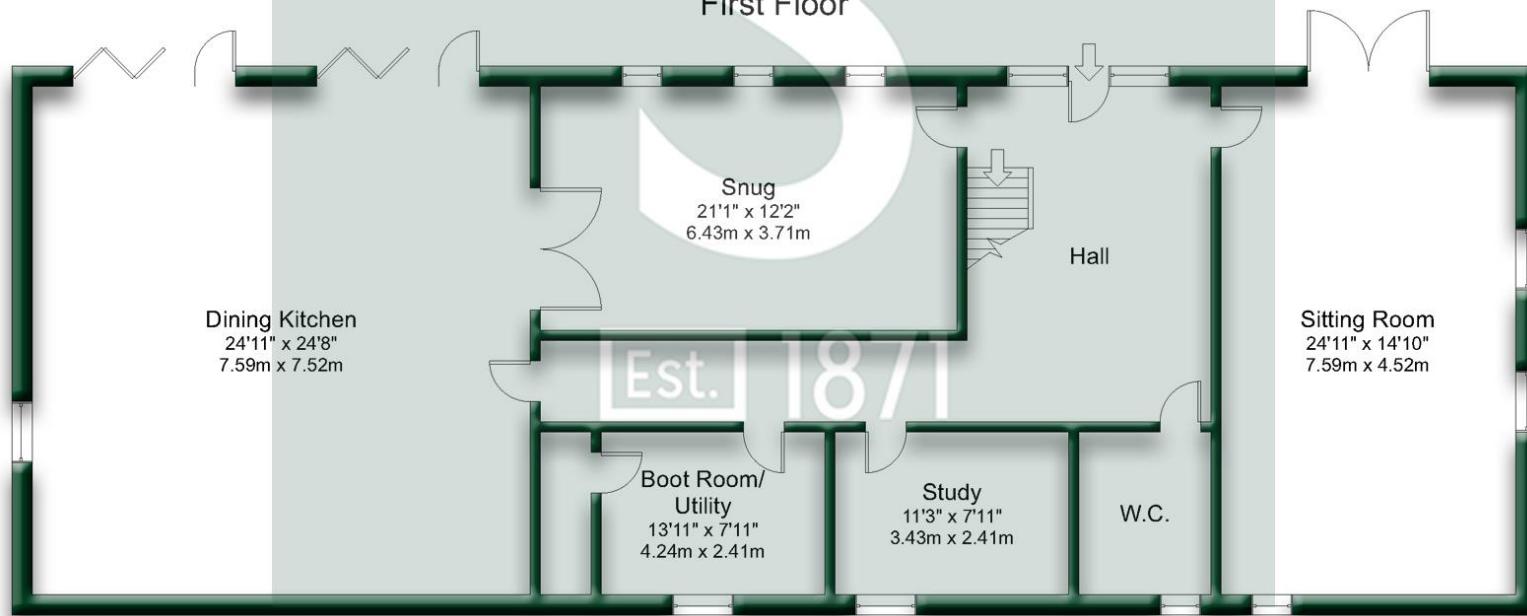
Formal Lawned Garden plus Paddock/Orchard

10 Year Peace Of Mind Structural Warranty





First Floor



Ground Floor

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10 Year Structural Warranty

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Services
We have been informed by the Vendor that all mains services are connected to the property except gas.

Directions

Entering Stillington from Easingwold, The Shippens will be on your left hand side prior to reaching the village pond.