



The Engine Shed, Station Road, Gilling East, York YO62 4JN

Stephensons

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EST. 1871

Stephensons

Guide Price £875,000

A simply stunning 4 bedroom detached village home located within the breathtaking Howardian Hills (a designated Area of Outstanding Natural Beauty) standing within glorious gardens and grounds of around 1.84 acres and blessed with fabulous far reaching rural views. Originally the goods and engine shed of Gilling Railway Station (1853-1964), the building was converted in 2010 to now provide over 2,390 sq ft of beautifully presented living space with underfloor heating throughout complemented by extensive parking and a versatile range of outbuildings which include part of the platform and the original waiting room.

Ryedale District Council - Tax Band G

Viewings via Easingwold Office 01347 821145



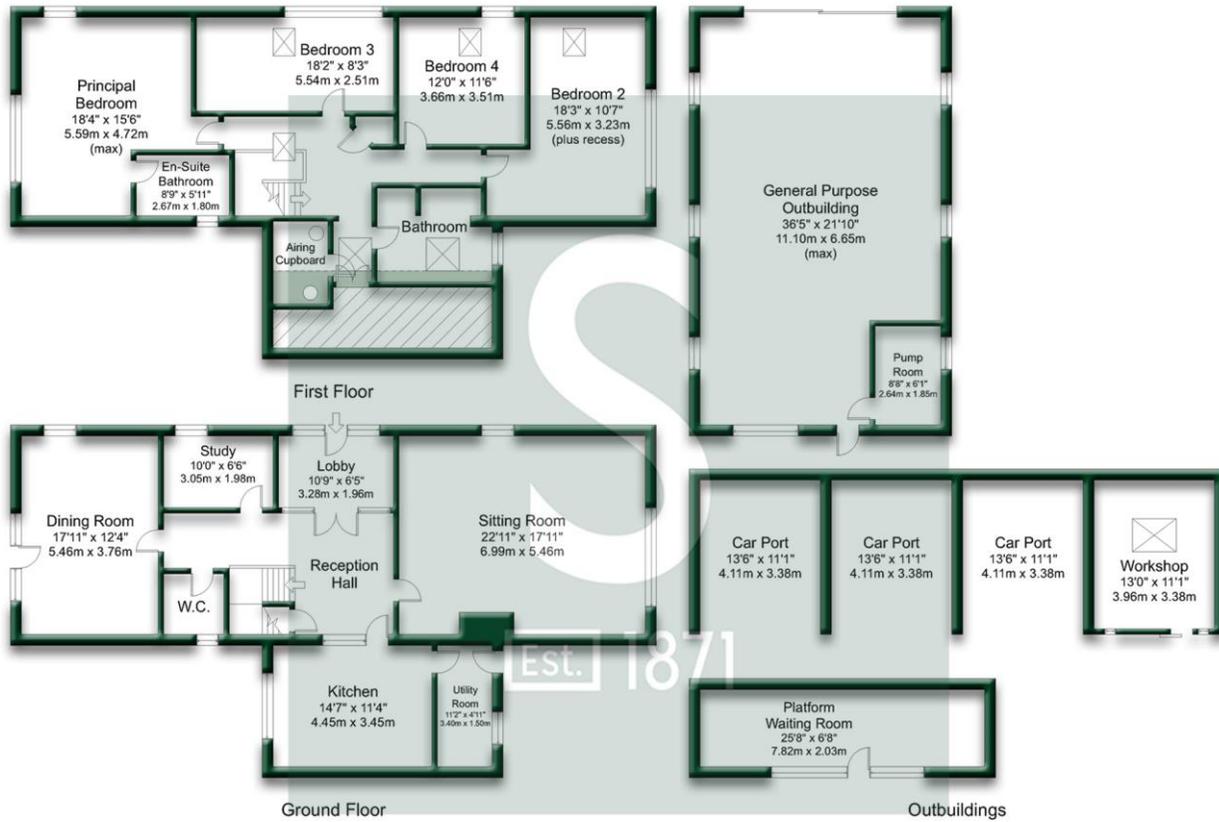
An entrance lobby and impressive reception hall with elegant oak staircase and cloakroom/wc leads off into a study with rural views, spacious sitting room with Morsø log burner and bespoke oak fireplace, formal dining room with garden access and a dining kitchen with LPG gas range cooker and useful a utility/boot room leading off.

The 1st floor features high vaulted ceilings and a wealth of exposed beams and the landing leads off into a generous principal bedroom with fabulous views and en-suite bathroom, 3 further double bedrooms and a luxuriously appointed bathroom. Other internal features of note include double glazing and a ground source heat pump serving the underfloor heating and domestic hot water.



Externally a 50 yard long driveway leads to 3 car ports, workshop and versatile 794 sq ft general purpose outbuilding with fuel store. The delightful rear garden features the part of the original platform and waiting room. The gardens and grounds which extend to around 1.02 acre are blessed with far reaching rural views and include a perennial wildflower meadow, wildlife pond, 4 productive raised beds, the former cattle dock and gated access into an adjoining .82 of acre grass paddock.





Gross internal floor area excluding Eaves & Outbuildings (approx.): 222.2 sq m (2,392 sq ft)
 Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.
 Not to Scale. Copyright © Apex Plans.







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 Haxby 01904 809900
 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145
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Services

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

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