

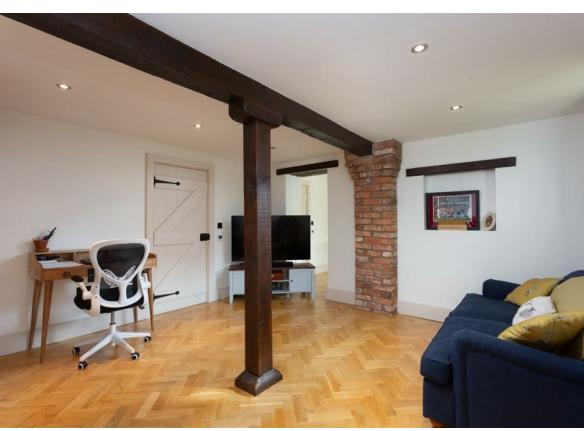


Stewart Lane, Stillingfleet, York Asking Price £780,000

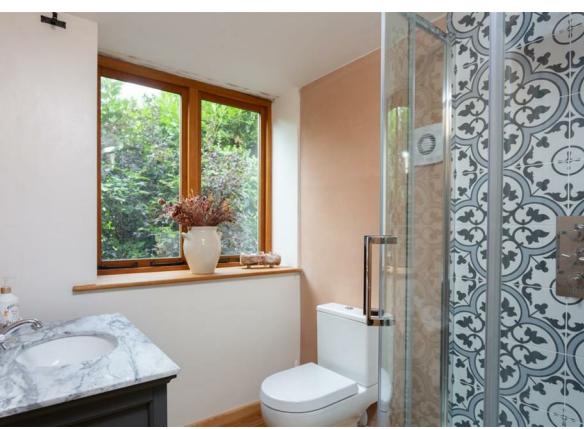
Starting life as an agricultural building, The Granary has been transformed into an impressive and stylish family home. Retaining a wealth of original features mixed with some more modern fittings, with generous gardens and paddock land this property is ideal for family life. Occupying a peaceful rural location on the outskirts of the popular village of Stillingfleet, only 7 miles south of York, the location is ideal for commuters and remote workers alike.



Accessed from Stewart Lane, down a private driveway shared with only two other properties, this stunningly presented four or five bedroom family home boasts flexible living accommodation and far reaching countryside views to all aspects. The property itself is entered via a solid wood front door into an impressive entrance hall boasting solid oak parquet flooring, and a stylish solid wood staircase which leads to the first floor accommodation via two galleried landings which pass above the entrance hall, allowing the stunning vaulted ceiling to be visible from both floors. The entrance hall has doors leading off to all ground floor accommodation and a useful cloakroom and wc.



To the side elevation of the property is a fabulous triple aspect kitchen equipped with Aga, rangemaster style oven, two original butchers blocks, a Belfast sink, a range of base units and an expansive kitchen island with solid wood worktops in keeping with the charming county feel of the property. A limestone tiled floor runs throughout the kitchen and through to a useful utility room which offers space for washer and dryer.



The principal reception room is a well proportioned living room to the rear of the property, boasting a stunning exposed brick chimney stack which houses a log burning stove, as well as vaulted ceilings, exposed beams and a hand made cast iron chandelier. To the far end of the ground floor is a formal dining room with an exposed original beam running the full length of the ceiling and floor to ceiling windows which allow an abundance of natural light to flood in. The ground floor is completed by a third reception room with a door leading off to a ground floor shower room. This room could easily be converted into a ground floor en-suite bedroom if required or would make an ideal home office, tucked away at the end of the house.



To the first floor, the galleried landings give access to four double bedrooms and a house shower room. The master suite is a large triple aspect bedroom with Juliet balcony and stylish roll top bath. Bedroom two is another large double room to the far end of the first floor, with bedroom three being a slightly smaller double with French doors opening to a Juliet balcony offering wonderful countryside views. The final bedroom is a small double room with exposed original beams. The house shower room completes the first floor accommodation and is fully tiled briefly comprising a contemporary shower with waterfall head and stylish shower screen, two unique stone sinks and an original high flush wc.



The outside of this property is yet another real selling point, boasting parking for multiple cars, a wraparound garden which is mainly laid to lawn, a further lawned garden across from the property, as well as an allotment with greenhouse and shed. Finally, the property also benefits from two paddocks measuring approximately 2 acres in size.



NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

Gross Internal Floor Area: Approx. 2624.03 SQ FT / 243.78 SQ M
 Ground Floor Area: Approx. 1603.05 SQ FT / 148.97 SQ M
 First Floor Area: Approx. 1020.53 SQ FT / 94.81 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

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