



Escrick Road, Stillingfleet, York

£700,000

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Est. 1871

Escrick Road,
York YO19 6HT

£700,000

This former Georgian farmhouse on the outskirts of Stillingfleet is part of a small farmstead development of six houses. It offers a quiet and established setting, generous accommodation, open views across the surrounding countryside, and is offered with no forward chain.

The Old Farmhouse

The property dates back to the early 1800s and was the farmhouse to Beck Farm, formerly part of Escrick Park Estate. It retains the proportions and a number of features typical of its period. The house is set within established gardens. Access is from the main road via a shared track.

The accommodation is well arranged for everyday living and entertaining. A garden room to the side provides a bright and informal sitting area and leads into a spacious dining kitchen. The kitchen is supported by a useful range of ancillary spaces including a utility room, walk-in pantry and boiler room.

There are three reception rooms on the ground floor. Adjacent to the kitchen is a sitting room and a separate snug. The original front entrance opens into a more formal hallway, with access to the second staircase and a music room.

On the first floor are three well-proportioned bedrooms, served by a family bathroom and separate WC. The second floor provides two additional bedrooms along with a further bathroom, creating a layout that works well for larger families



Tenure: Freehold
Broadband Coverage: Up to 150*
Mbps download speed.
EPC Rating: D - 63
Council Tax: G - Selby Council
Current Planning Permission: No
current valid planning permissions

Viewings: Strictly via the selling agent
- Stephenson's Estate Agents - 01904
625533

*Download speeds vary by broadband
providers so please check with them
before purchasing.



or those needing additional space for guests or working from home.

Externally, the gardens wrap around three sides of the property and have been well maintained, with a combination of lawned areas, established planting and more formal sections closer to the house. A paved seating area to the front enjoys a pleasant outlook and provides space for outdoor dining.

The outbuildings comprise a brick workshop in the utility area of the garden and a polytunnel alongside, plus a brick store nearer the house.

There is the possibility, by separate arrangement, to rent a paddock of approximately one acre within the development.

Stillingfleet lies to the south of York, offering a semi-rural setting with convenient access to both York and Selby, as well as the A19 and A64. The property falls within the Fulford School catchment area. There are countryside walks nearby. The Trans Pennine Trail is only half a mile away and offers direct off-road cycling into York.

Imagery Disclaimer:

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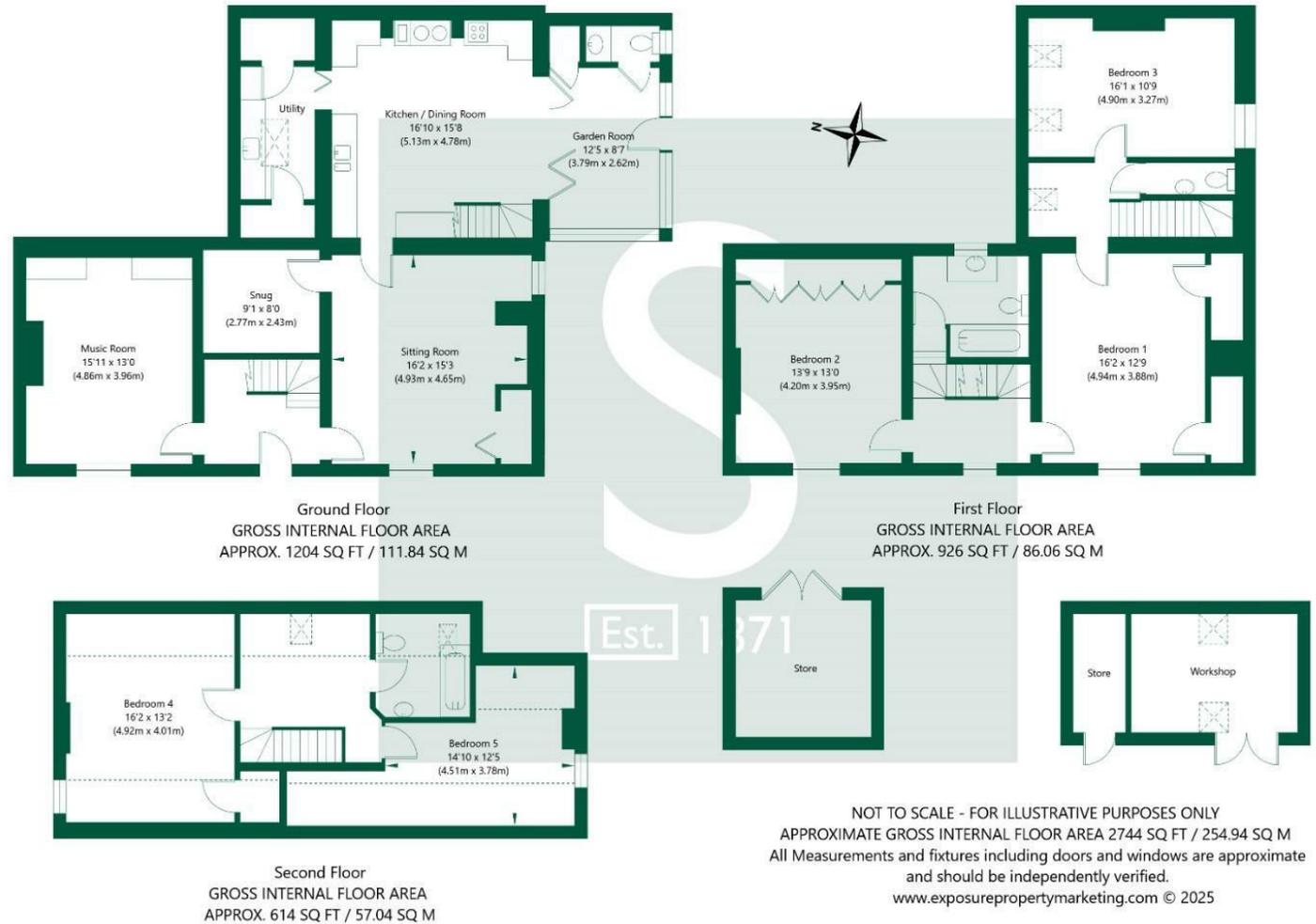
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2744 SQ FT / 254.94 SQ M
 All Measurements and fixtures including doors and windows are approximate
 and should be independently verified.
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