



Lavender Cottage and Barn The Green Stillingfleet

York, YO19 6SH

Guide Price £700,000

A deceptively spacious village house located in this quality Yorkshire village, close to York city centre, and within Fulford School catchment. Updated to a very standard throughout, Lavender Cottage is an impressive four-bedroom, two bathroom, with additional two loft rooms. This extended period home is arranged over three floors, with views to Stillingfleet Green. On a generous plot with landscaped gardens to front, side and rear with plenty of off-street parking. In addition, a fully renovated Barn with potential for alternative use. Currently used as garage, stores, workshop, and studio/office above. This characterful home is a truly unique opportunity.

The Cottage comprises:

Entrance hallway, recently upgraded kitchen in shaker style with AGA and dining area, double fronted sitting room, with dining/study area, beautiful glazed garden room, rear boot room/utility, WC/cloaks, first floor landing with storage, triple aspect master bedroom with oriel window, fitted wardrobes, and three piece en suite, three further double bedrooms, first floor shower room, second floor landing, two converted loft rooms suitable for teenagers/cinema room/studio, WC and plumbing installed, radiators throughout, eaves storage.

Externally, a converted Barn, currently comprising large garage, workshop and garden store, with power, lighting and water. Stairs to first floor, double aspect studio/office with WC and basin, and scope for alternative use. This characterful home is a truly unique opportunity.

Viewings are strictly by appointment only. Please call Churchills Estate Agents today.

### Entrance Hallway

Entrance door to side, carpeted flooring, double panelled radiator, power points, stairs to first floor

### Sitting Room

"L" shaped sitting room, with study/dining area, log stove with tiled hearth and brick surround, three double glazed windows, exposed timber beams, two double panelled radiators, carpeted flooring, door to garden room.

### Study Area

Exposed beams, double glazed window to rear, double panelled radiator, carpeted flooring

### Kitchen/Diner

Triple aspect, fitted base units with drawers, walk-in larder unit, oil fired AGA, laminate flooring, integrated appliances, including fridge/freezer, dishwasher, two double panelled radiators, power points, recessed spotlights.

### Boot Room/Utility

Timber entrance door, shaker style base units with oak effect counter tops, stainless steel sink and draining board, built-in electric oven, space and plumbing for appliances, fitted storage cupboards, tiled flooring, power points, recently fitted oil combi boiler.

### Garden Room

Entrance door, stained glass windows, tiled flooring, power points.

### WC/Cloaks

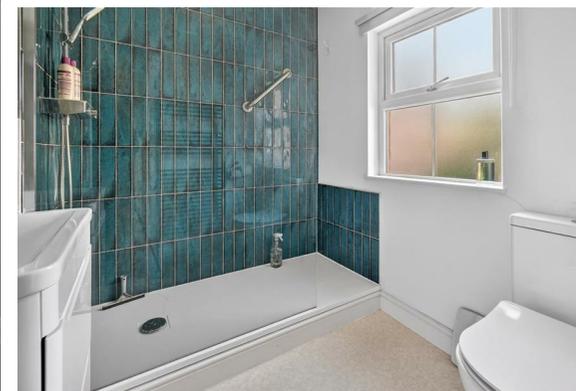
Opaque window to side, low level WC, wash hand basin, vinyl flooring

### First Floor Landing

Window to side, fitted storage cupboards, exposed woodwork, carpeted flooring, single panelled radiator, power points

### Master Bedroom

Triple aspect with double glazed windows to sides and rear, fitted wardrobes, two double panelled radiators, carpeted flooring, power points.





### En-Suite

Opaque window to side, free standing bath with central taps and shower spray, vanity unit, low level WC, towel radiator, vinyl flooring, underfloor heating

### Bedroom 2

Window to front, double panelled radiator, carpeted flooring, power points

### Bedroom 3

Double glazed window to side, fitted wardrobes, carpeted flooring, radiator, power points

### Bedroom 4

Window to front, carpeted flooring, double panelled radiator, power points

### Second Floor Landing

Velux window, eaves storage, fitted wardrobes, exposed timber floorboards, radiator, power points

### South Loft Room

Window to side, exposed timber floorboards, radiator, power points, lobby to potential en-suite, with plumbing installed, eaves storage.

### North Loft Room

Window to rear, exposed timber floorboards, radiator, eaves storage, power points

### Barn

Rebuilt Barn, with potential for alternative use comprising:

### Ground Floor

Large garage with power, lighting, water tap. Workshop with bench, power, lighting and external socket. Garden store with lighting.

### First Floor

Double aspect, currently games room/office, separate WC and basin.

### Gardens

Front lawn garden with trees and sitting area, front paved parking space, rear driveway, landscaped rear garden with lawn, flower borders, sitting areas, fence, wall and hedge boundary. Further information can be provided.

### Agents note

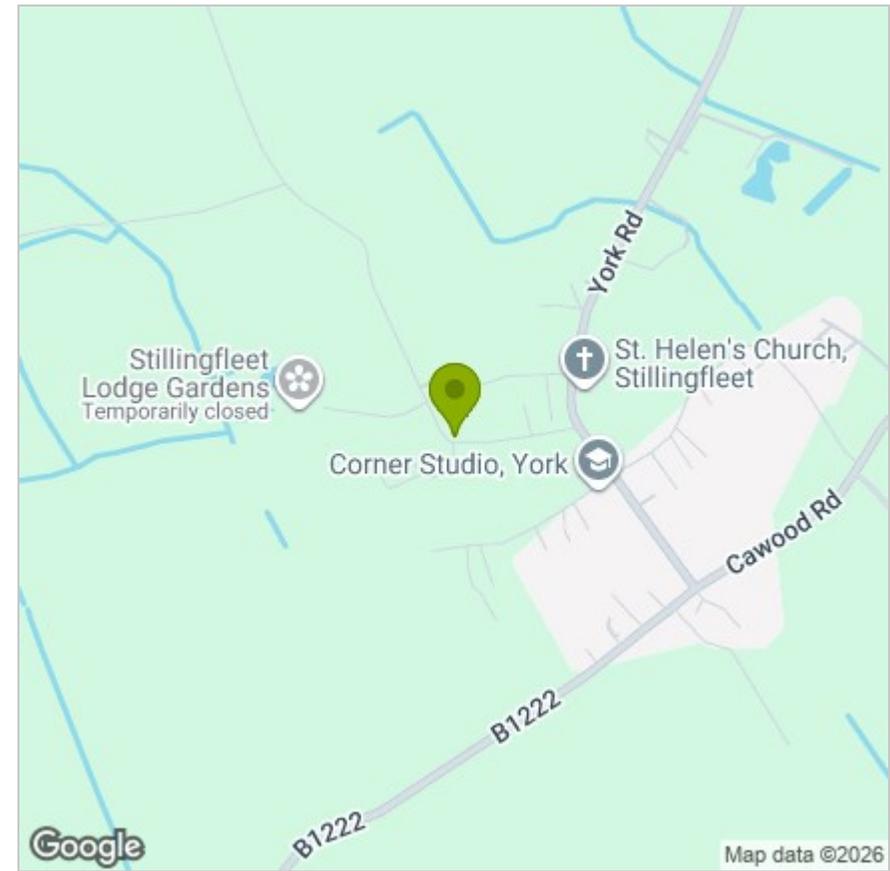
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# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	67
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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