

# LILAC VILLA

Escrick, York



# LILAC VILLA

**Beautifully renovated Victorian house with  
stylish interiors, generous gardens, and a  
home office – just a mile from Escrick and  
six miles from historic York**

Escrick 1 mile • York 6 miles • A1(M) 18 miles

Vestibule • 2 reception rooms • kitchen/dining room  
utility/laundry/boot room • cloakroom/wc

Principal bedroom with en suite bathroom  
3 further bedrooms • house bathroom

Home office • double garage

Gardens

For Sale Freehold

Blenkin  
& Co

ESTABLISHED 1992

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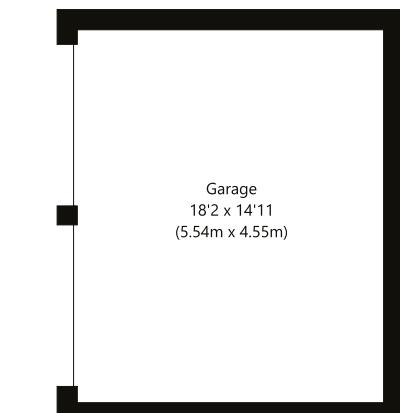
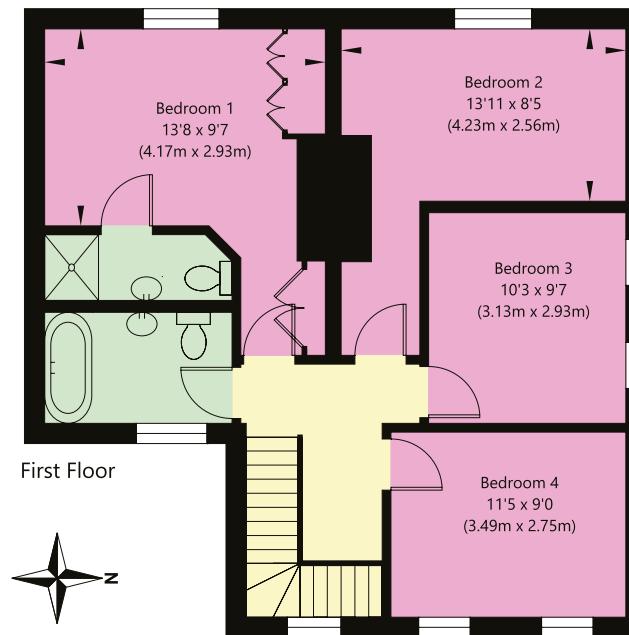
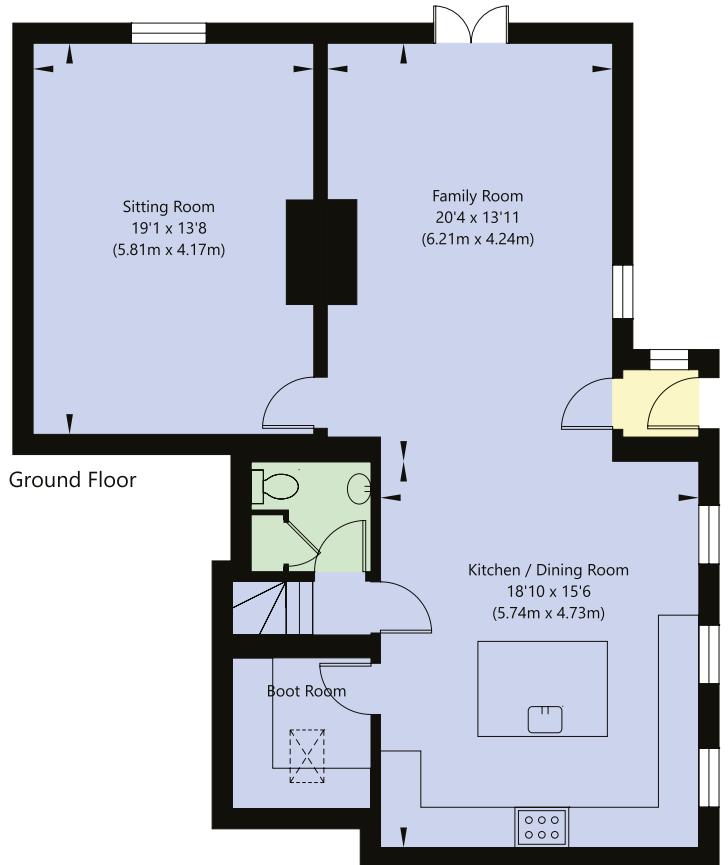
# Lilac Villa, Stillingfleet Road, Escrick, York, YO19 6EB

## Approximate Gross Internal Floor Area

2173 SQ FT / 202.04 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient + lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not energy efficient + higher running costs			
		57	74



City

Country

Coast

Dating back to the 1800s, Lilac Villa was originally two Victorian railway workers' cottages, now unified and thoughtfully extended. Renovated in late 2022, the property blends period charm with contemporary design across a generous footprint. Original features including high ceilings, column radiators, wide oak floorboards, and louvre shutters sit seamlessly alongside recessed lighting and elegant kitchen and bathroom fittings. The property is set back from the road behind mature hedging and comes with lovely gardens, a double garage and superb home office.

- Period, semi-detached family house
- Some 2713 sq ft of well-balanced accommodation
- Renovated to a high standard in 2022
- Bespoke open-plan kitchen/living/dining room
- 4 spacious bedrooms and 2 bathrooms
- Dedicated home office and double garage
- Large private gardens with west facing terrace
- Approx a 15-minute drive to York
- Within catchment for Fulford school
- Excellent access to York, A64, Leeds and A1(M)

**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** E

**Services & Systems:** Mains electricity and water. Oil-fired central heating. Private drainage. Superfast fibre broadband. EV charging point.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:**

North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Money Laundering**

**Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





At the heart of the home is a beautifully appointed open-plan kitchen/dining/family room with bespoke cabinetry by House of Elliott of York. Features include hand-painted units, a central island with breakfast bar, pantry storage, Quooker tap, and striking Calacatta Jade quartz worktops. The adjoining family area includes a built-in media unit, log-burning stove, and French doors opening to the west-facing garden terrace. A separate sitting room has an open fire within a traditional cast-iron fireplace and natural light from a west facing window. A utility/laundry/boot room provides ample storage and practical space, and a cloakroom/WC completes the ground floor.

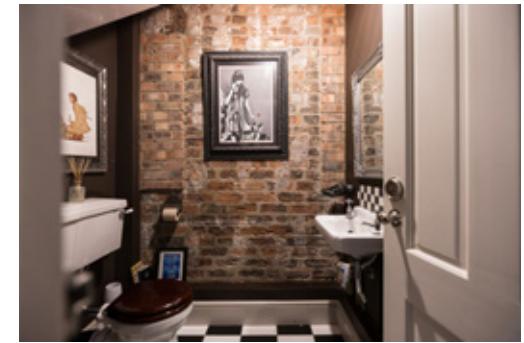
Upstairs, four spacious bedrooms with high ceilings are arranged around a central landing. The master bedroom includes built-in wardrobes and a sleek en suite shower room. The family bathroom is equally well-appointed, with a roll-top bath and stylish fittings.

### Outside

A gravelled driveway leads to a block-paved forecourt in front of the detached double garage (with power, light, and pantile roof). The expansive rear garden is a highlight – fully enclosed, mainly laid to lawn, and bordered by mature trees and hedges. Two paved terraces, one west-facing and another adjacent to the home office/studio, provide options for outdoor entertaining and relaxation.

The timber-built home office features windows and double doors and offers excellent potential as a studio or work-from-home space.





Home Office

## Environs

Lilac Villa enjoys a rural setting just a mile outside the popular village of Escrick, which offers a wide array of amenities including a doctors' surgery, two pubs, a garage, tennis club, and a highly regarded primary school.

The property lies within the catchment of Fulford School, consistently ranked among the top comprehensives in the North of England. The York Designer Outlet is five miles away, and central York—with its independent schools, racecourse, and high-speed rail links to London (under 2 hours)—is just 15 minutes' drive. Excellent road links include the A64, A19, A59, and A1(M), offering rapid connections to Leeds, Harrogate, and beyond.

## Directions

From Escrick, head west on Stillingfleet Road. Lilac Villa is on the left just before the red brick former railway bridge.

## what3words

Drive: //composts.polished.innocence  
House: //ever.gestures.clocking

## Viewing

Strictly by appointment.



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OnTheMarket

rightmove

**PRS** Property  
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Scheme

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