



Cawood Road Stillingfleet, York YO19 6SB

Freehold
Council Tax Band - F

- Distinguished Five Bedroom Detached Home
- Prestigious Stillingfleet Location
- Elegant Character And Timeless Charm
- Bespoke Handcrafted Breakfast Kitchen
- Stunning Inglenook Fireplace And Character Features
- Magnificent Principal Suite With En Suite
- Exceptional Village Residence With Countryside Views
- Detached Garden Studio And Double Garage
- Beautifully Landscaped Private Gardens And Seating Areas
- EPC D



GROUND FLOOR
1700 sq.ft. (158.0 sq.m.) approx.



1ST FLOOR
1123 sq.ft. (104.3 sq.m.) approx.



TOTAL FLOOR AREA: 2823 sq.ft. (262.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the floor plan as a guide only and not to rely on it for any purpose. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Made with Metropix 5/2022

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

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£775,000

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Occupying an enviable position, set well back from the road and standing proud on the edge of the highly sought-after village of Stillingfleet, this exceptional five-bedroom detached home enjoys breathtaking open countryside views to both the front and rear. Standing within a generous plot, this is a wonderful family home that beautifully combines character and charm with modern living, offering versatile accommodation that can effortlessly evolve with a family's changing needs. The property lays within the catchment area for Naburn and Escrick primary school and Fulford Secondary School.

Originally rebuilt in the early 1990s on the site of a former farmhouse, the property has been thoughtfully designed using reclaimed brick and stone mullioned windows, giving it a timeless appearance. A striking stone archway frames the impressive solid timber front door, creating a memorable first impression. The spacious entrance hall is both welcoming and versatile, ideal as a home office or additional sitting area. At the heart of the home is the beautifully appointed breakfast kitchen, fitted with handcrafted cabinetry, quartz worktops, and a Belfast sink. A multi-fuel stove and generous dining space make this the perfect room for family life and entertaining. The lounge is set to the rear and centres around an impressive brick inglenook fireplace with a multi-fuel stove and enjoys a door opening onto the landscaped rear garden, allowing the stunning countryside views to become part of the room. A formal dining room, utility room and ground floor cloakroom complete the accommodation.

To the first floor are five well-proportioned bedrooms, including a superb principal suite offering an abundance of space, a dressing area and a stylish en-suite shower room, creating a peaceful retreat. The remaining bedrooms are served by a generous and stylish family bathroom.

