

LANCASTER
SAMMS

Grove House The Green, Stillingfleet

York

£950,000



A superb detached home thoughtfully extended and remodelled to provide spacious and sociable family accommodation, with a remarkable elevated position overlooking the village green.

The centrepiece of the house is the impressive living dining kitchen area, bathed in light with bi-fold doors onto the terrace and garden beyond. Within this space is a generous seating area, dining area with contemporary log burning stove and hand-built kitchen.

The bespoke kitchen is complemented by quartz worksurfaces, with a large central island, range cooker, integrated appliances, and a superb breakfast bar. A separate utility offers further fitted units and sink and courtesy door to side.

There are two further reception rooms to the front elevation, including the sitting room with log burner and playroom with French doors. Furthermore, is an office and WC.

To the first floor are five bedrooms including the generous master bedroom with vaulted ceiling, exposed beams, fitted wardrobes and ensuite with freestanding bath. There are three further double bedrooms (en-suite shower to bedroom three) and a single bedroom, all with fitted wardrobes and one with ensuite. In addition is a luxurious house bathroom.

Externally the property is approached via a sweeping driveway providing ample parking, flanked by mature hedges. To the rear is a well screened and generous garden, comprehensively landscaped, mainly laid to lawn with mature borders and a good degree of privacy. A large terrace spans full width and provides ample space for outside dining and entertainment. At the top end is a versatile garden room/office with store and tasteful children's play area.

Grove House provides a fabulous opportunity to secure a substantial and much improved home with a remarkable setting to the front elevation, providing wonderful views throughout the seasons. The work and redesign have been done to the highest standard throughout.

Council Tax band: G

Tenure: Freehold















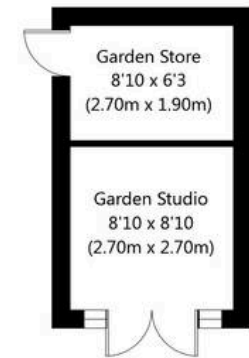
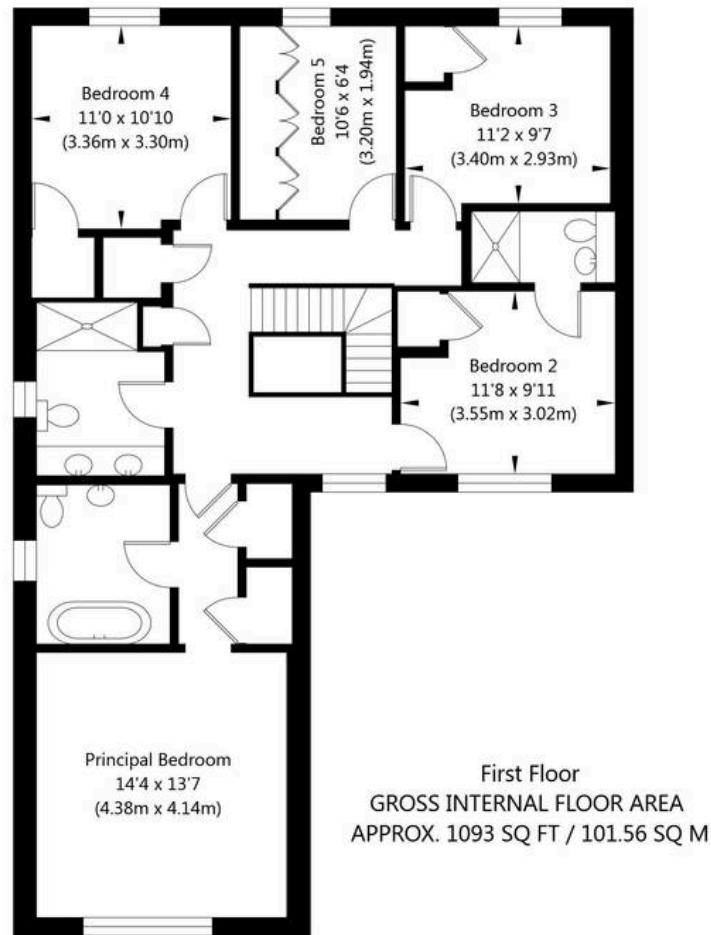
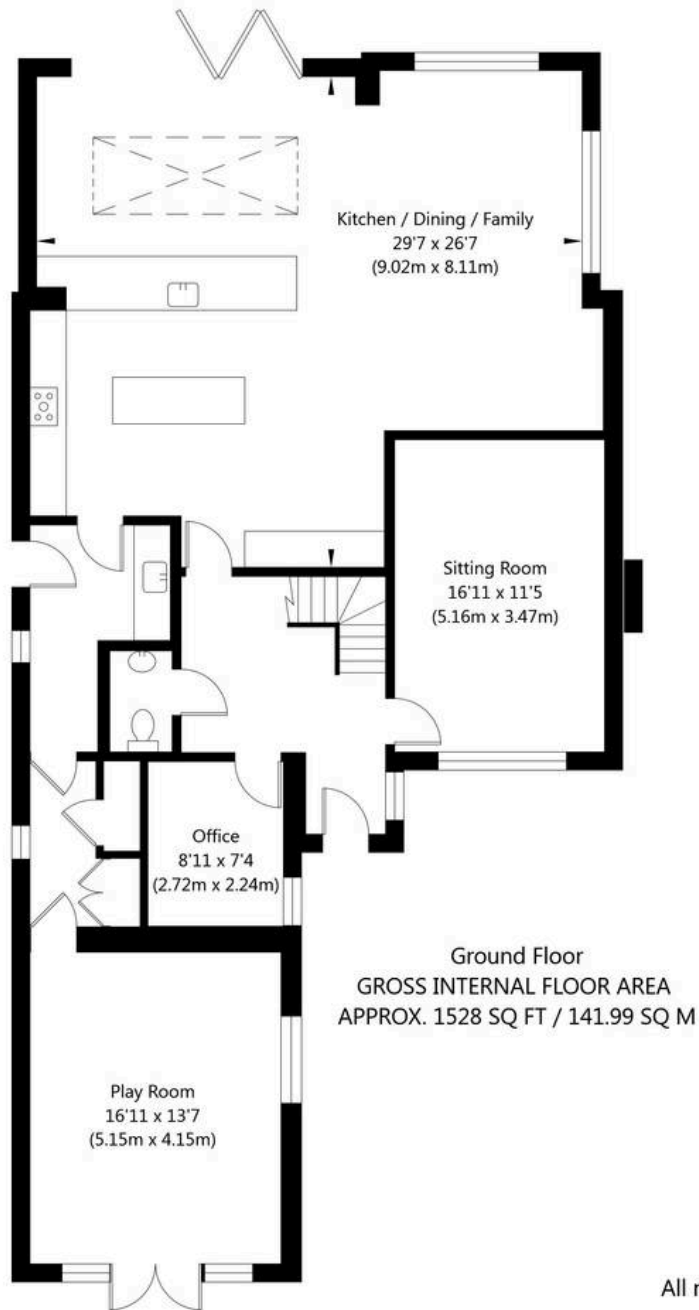












Outbuilding
GROSS INTERNAL FLOOR AREA
APPROX. 137 SQ FT / 12.69 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House - 2621 SQ FT / 243.55 SQ M
 Total - 2758 SQ FT / 256.24 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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