



Gladstone House, Rose Cottage & Residential Building Plot
High Street, Stillington, York YO61 1LF

Stephensons



A rare and exciting renovation and residential development opportunity on the picturesque High Street of Stillington (approximately 8 miles North of York) comprising of a 3 bedroom detached cottage believed to have 17th Century origins, a surprisingly spacious 1 bedroom annex and planning permission to demolish a range of outbuildings on the rear boundary and build a new 4 bedroom detached property with access off North Back Lane.

Hambleton District Council Tax Band - E (Gladstone House) & A (Rose Cottage)

Viewings via Easingwold Office 01347 821145



Gladstone House



Rose Cottage



Gladstone House

Believed to date back as far as the 1,600's and now in need of updating and general improvement the cottage currently provides a reception hall, 2 formal reception rooms, conservatory, kitchen, 2 bedrooms and a bathroom.

Rose Cottage

Built in the mid 1970's the annex provides a sitting room, kitchen, bedroom, shower room, conservatory and a useful "lean to" with an adjoining potting shed.

Both properties share delightful gardens that feature a lawn, vegetable garden, paved seating areas, pond and an original well. Both properties also currently offer a mix of double and single glazing and provide a combination of solid fuel and oil fired central heating in the cottage and night storage heaters in the annex.

The New House

Full planning permission was passed by Hambleton District Council on 16 October 2020 (Ref 20/01721/FUL) to demolish a range of outbuildings and build a 4 bedroom detached house of around 2,100 sq ft/198 m² to be accessed off North Back Lane with a single garage plus a new double garage to serve Gladstone House.



Gladstone House



Gladstone House



Gladstone House



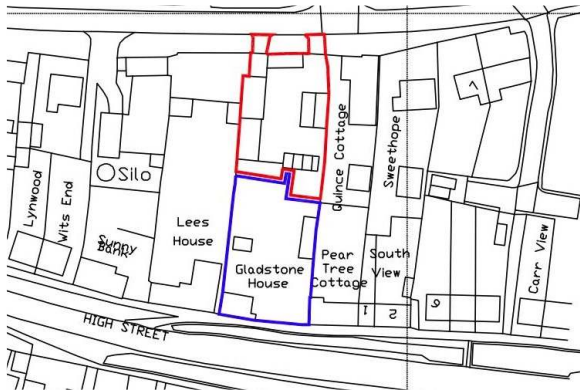
Rose Cottage



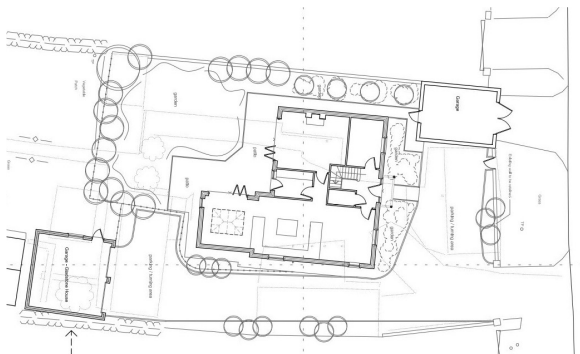
Rose Cottage



Rose Cottage



Proposed North Elevation.



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01423 324324
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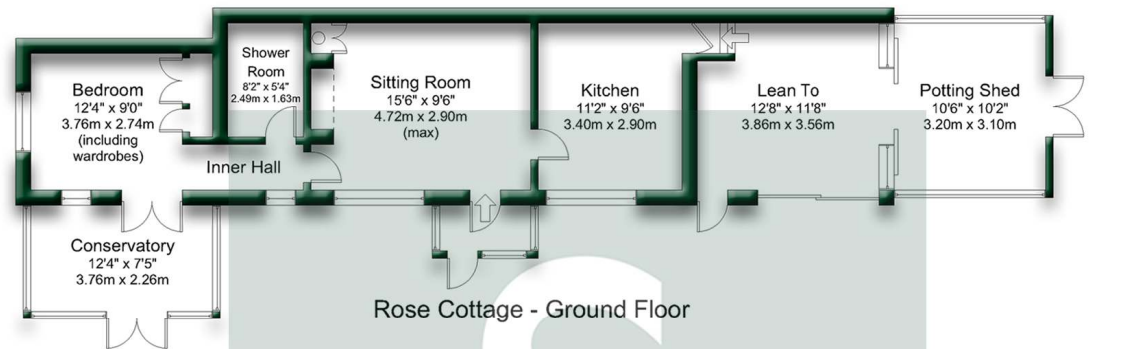
Partners

JF Stephenson MA (Cantab) FRICS FAAV
IE Reynolds BSc (Est Man) FRICS
REF Stephenson BSc (Est Man) MRICS FAAV
NJC Kay BA (Hons) pg dip MRICS
OJ Newby MNAEA
JE Reynolds BA (Hons) MRICS
RL Cordingley BSc FRICS FAAV
JC Drewniak BA (Hons)

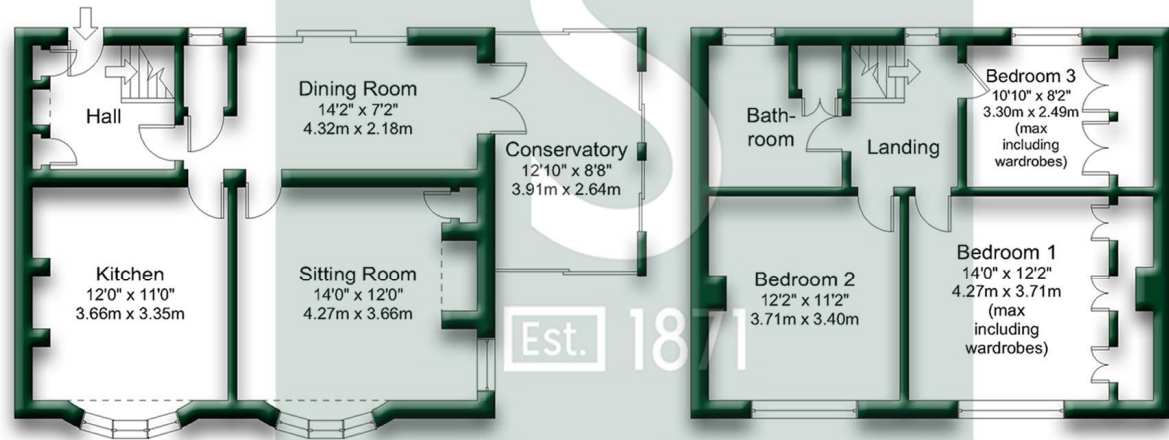
Associates

CS Hill FNAEA
N Lawrence

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Partnership No: OC404255 (England & Wales)
Registered Office: 10 Colliergate York YO1 8BP



Rose Cottage - Ground Floor



Ground Floor

Gladstone House

First Floor

Gross internal floor area Gladstone House (approx.): 103.7 sq m (1,117 sq ft)

Gross internal floor area Rose Cottage excluding Lean To and Potting Shed (approx.): 50.4 sq m (543 sq ft)

Not to Scale.

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Services

We have been informed by the Vendor that all mains services are connected to the property except gas..

Directions

Upon entering the village from Easingwold Gladstone House is on the left hand side of the High Street with parking and vehicular access located off North Back Lane.

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