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# The Green, Stillingfleet, York

£725,000



Set in the heart of the desirable village of Stillingfleet, this exceptional detached home enjoys open views over the village green and beautifully merges period charm with modern design. Built in 1853 and thoughtfully extended, it offers spacious, flexible accommodation ideal for contemporary family living.

Located within the catchment for Fulford School and just seven miles from historic York, the property provides a peaceful countryside lifestyle with excellent access to education and city amenities.

At the core of the ground floor is a stunning full-width living room, flooded with light and perfect for relaxing or entertaining. A rear reception room—currently used as a gym/studio—features an adjoining shower room and private staircase to two upstairs bedrooms, offering potential for a guest suite or self-contained annexe.

The well-equipped kitchen boasts a central island, range-style cooker, skylights, and patio doors opening to a secluded courtyard—ideal for alfresco dining. A utility room and ground-floor W.C. add everyday convenience.

Upstairs, accessed via two staircases, are five bedrooms. The master benefits from its own ensuite, while two others connect via a Jack and Jill shower room. A stylish family bathroom with roll-top bath and separate W.C. completes the layout.

Outside, a private driveway offers ample parking. The gardens are beautifully landscaped with lawns, mature borders, and a raised patio for outdoor entertaining. Gated access via Church Hill and a courtyard off the kitchen add further privacy and charm.

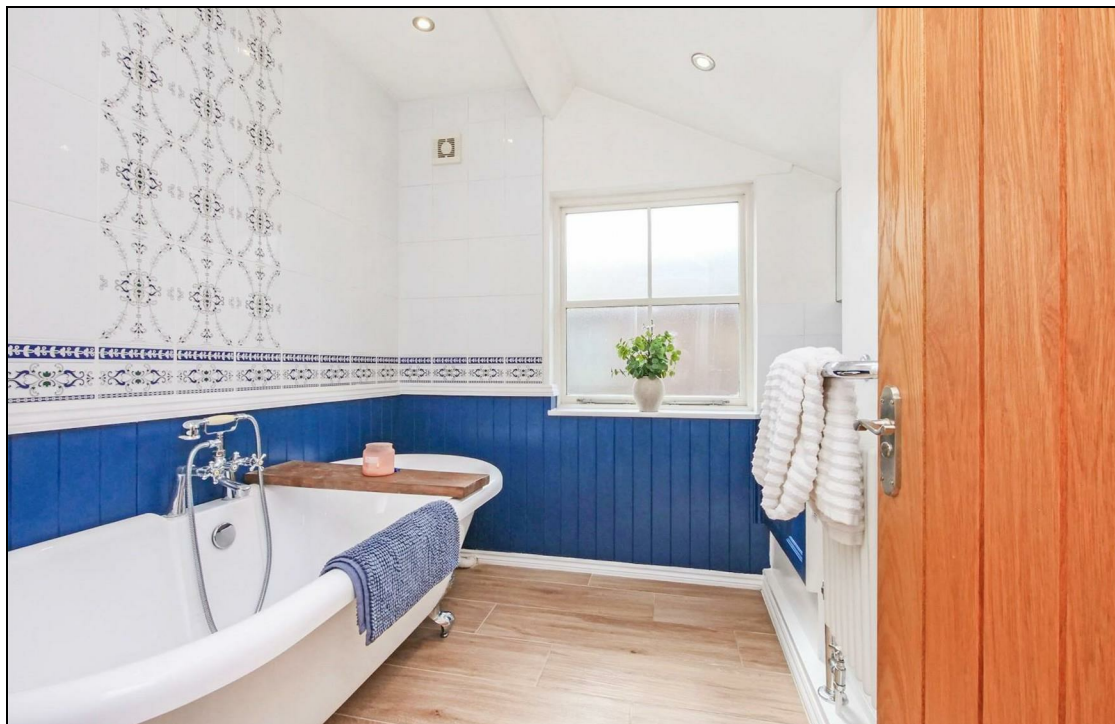
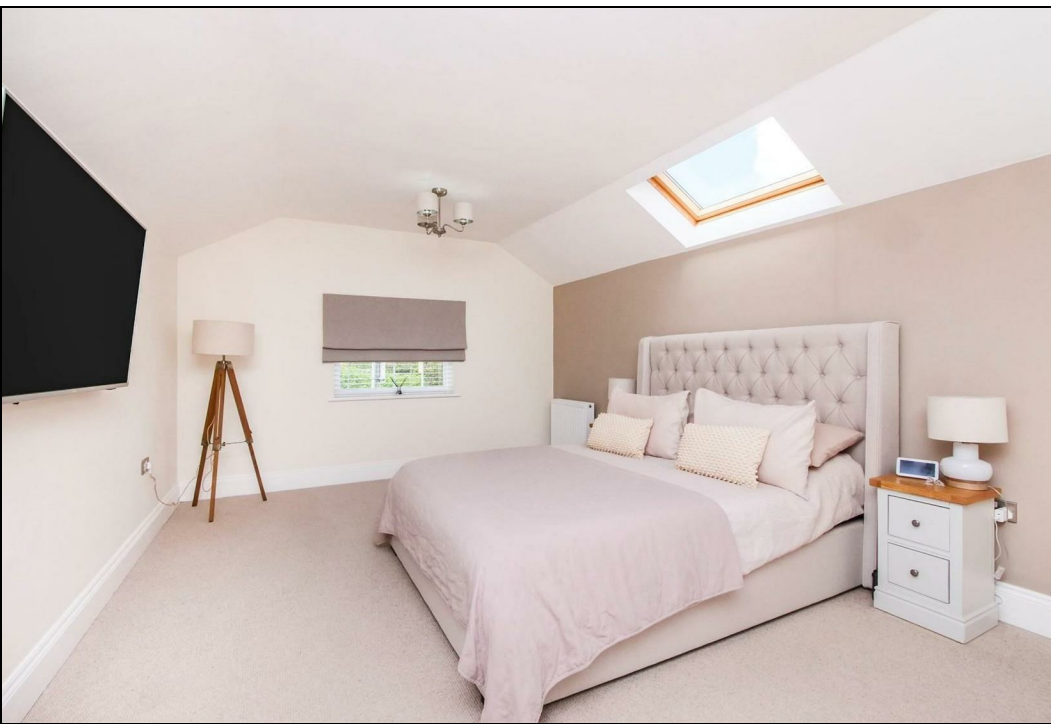
Stillingfleet is a picturesque village known for its heritage, strong community spirit, and the historic St. Mary's Church—offering a serene yet connected setting for family life.

## KEY FEATURES

- Beautiful Detached Home
- Elevated Position Overlooking Village Green
- Versatile Living
- Fulford School Catchment
- Potential For an Annexe
- Council Tax Band F



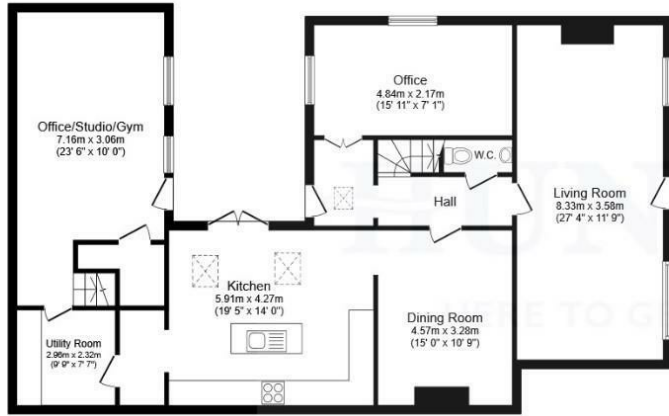












### Ground Floor

Floor area 124.9 sq.m. (1,345 sq.ft.)

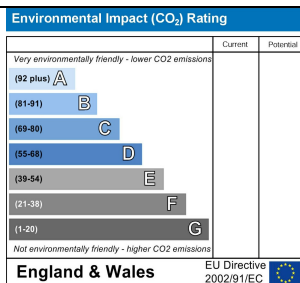
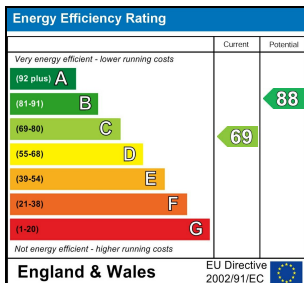
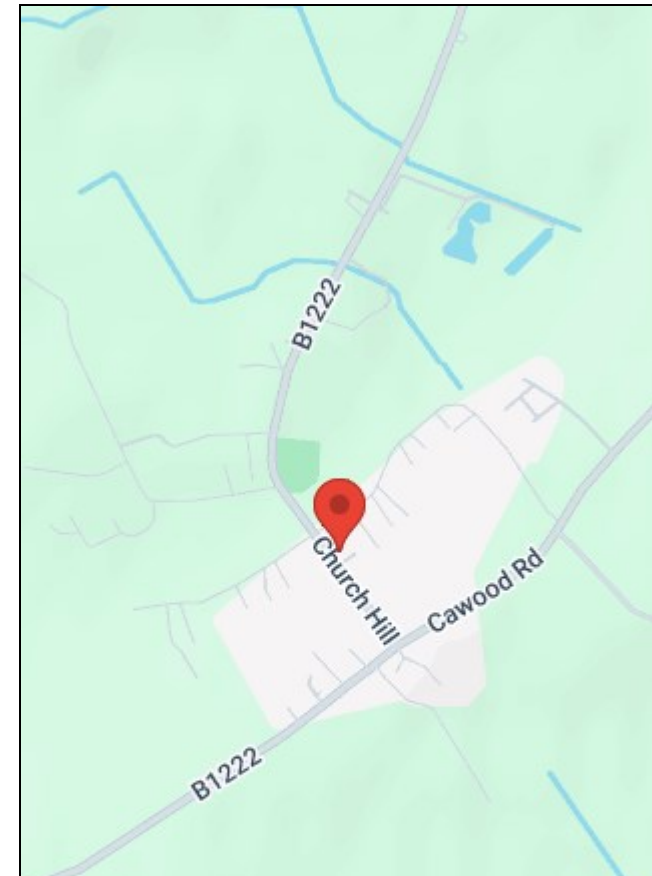


### First Floor

Floor area 100.3 sq.m. (1,079 sq.ft.)

Total floor area: 225.2 sq.m. (2,424 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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