



**THE OLD FARMHOUSE, ESCRICK ROAD, STILLINGFLEET, YO19 6HT**  
£770,000

**Carter Jonas**



# THE OLD FARMHOUSE, STILLINGFLEET

The Old Farmhouse dates back to the early 1800s, this magnificent former farmhouse was once part of the prestigious Escrick Park estate. An imposing yet charming presence, it sits surrounded by gardens that overlook vast, rolling fields stretching into the distance.

As you approach the side elevation, your journey begins in the delightful sunroom, which seamlessly flows into the spacious dining kitchen. This culinary haven boasts the added convenience of a utility room, and off this, a pantry and boiler room. The sitting room and library offer inviting spaces for relaxation and quiet pursuits, whilst the formal front entrance grants access to the first floor and music room.

Ascending to the first floor, you'll find three generously proportioned bedrooms, comfortably served by a family bathroom and separate toilet. Venture further up to the second floor, where two additional bedrooms await, accompanied by another family bathroom.

Whilst the side elevation serves as the primary entrance, a stroll through the gardens reveals the aesthetically pleasing front facade, where the farmhouse's provenance is revealed. Here, the majority of the landscaped grounds unfold, featuring a good-sized lawn adorned with vibrant flower borders. Directly in front of the original elevation, a charming gravel and paved area beckons for alfresco dining, creating an idyllic setting for outdoor entertainment.

Tucked away within the garden, a brick-built workshop offers the potential to be transformed into a delightful home office. The property is nestled within an exclusive small development, fostering a lovely community ambiance.

A true testament to its historic roots and gracious living, this former farmhouse promises a lifestyle steeped in tradition, coupled with modern comforts and unparalleled charm.

Material Information

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

**COUNCIL TAX BAND** G **PC BAND** D

**AN IMPOSING PERIOD PROPERTY THAT FORMS PART OF AN EXCLUSIVE DEVELOPMENT NEAR THE VILLAGE OF STILLINGFLEET.**







Classification L2 - Business Data

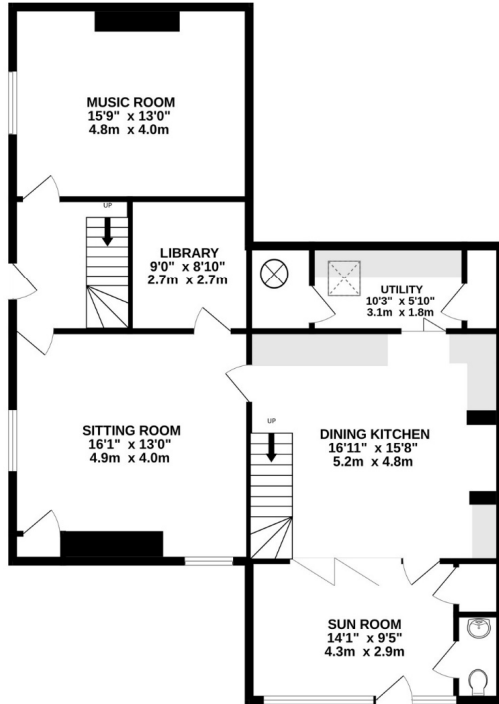




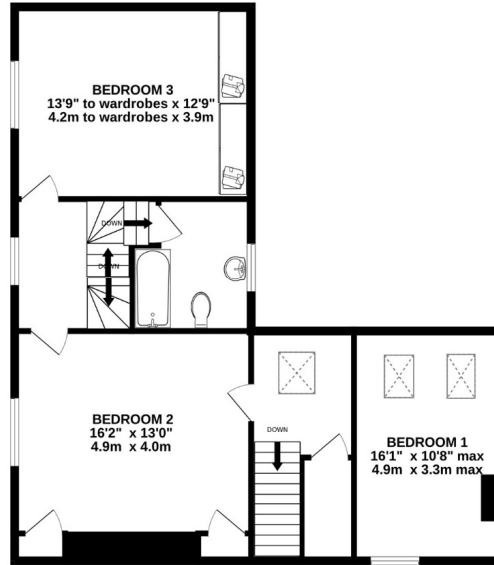
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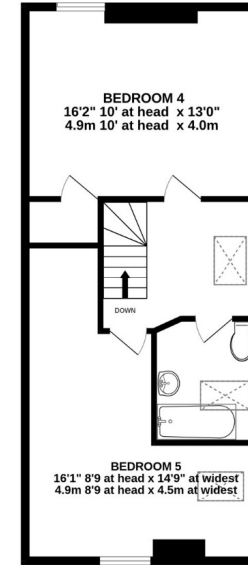
GROUND FLOOR  
1108 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR  
852 sq.ft. (79.1 sq.m.) approx.

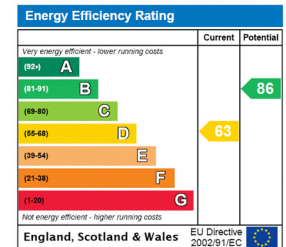


2ND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 2555 sq.ft. (237.4 sq.m.) approx.

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