



Copse Barn, Sparrow Way, South Back Lane,
Stillington, York YO61 1ND

Stephensons

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EST. 1871

Copse Barn occupies a wonderful woods edge position on this select and small village development of detached new homes. Built by award winning local developer Ambleside Homes to an exacting standard, this stunning contemporary new home offers exceptional build and finish quality with a superior and stylish specification complemented by a detached double length garage and a larger than average south facing rear garden with rural views.

Viewings via Easingwold Office 01347 821145



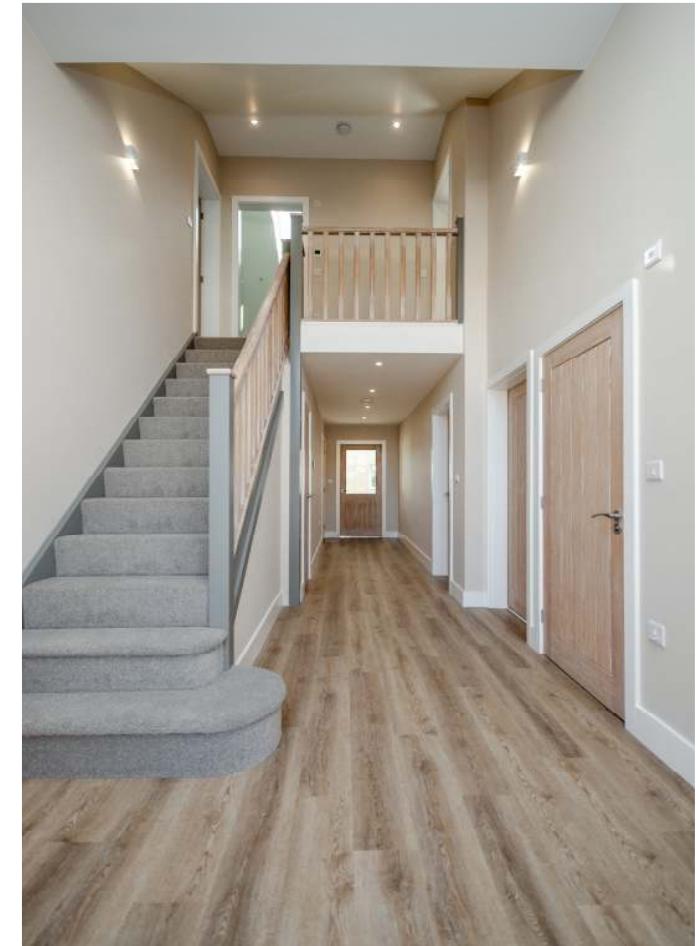
A beautiful 3-4 bedoomed barn conversion inspired home offering around 2,000 sq ft of well-appointed accommodation over 2 floors.

The impressive double height glazed reception hall leads to a study/bedroom 4, 18' long living room, cloakroom/wc, master bedroom with ensuite and dressing area and a stunning kitchen/dining/ family area and utility off. The kitchen itself features a vaulted ceiling with roof lights, integrated Neff and AEG appliances and a large island.

Featuring a ground floor master bedroom with ensuite and dressing area, there are 2 further double bedrooms to the 1st floor, one with ensuite and featuring a Velux Cabrio balcony. The luxurious house bathroom and ample storage cupboards completes the accommodation.

Externally the home features generous patio areas accessed via bi-fold doors from both the kitchen and living room leading to a large south facing garden, with wooded backdrop and a double garage with remote control doors.







Ambleside Homes
designed to be individual, built for quality

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PLOT 6



GROUND FLOOR		
Reception Hall & Cloakroom/wc		
Living Room	18'0" x 13'9"	5.50m x 4.20m
Dining Kitchen	24'7" x 17'4"	7.50m x 5.30m
Utility Room		
Study/Bedroom	9'0" x 9'0"	2.75m x 2.75m
Master Bedroom 1	14'9" x 11'9"	4.50m x 3.60m
En-Suite Shower & Dressing Room		



Master Bedroom 2	17'0" x 13'9"	5.20m x 4.20m
En-Suite Shower Room		
Bedroom 3	19'0" x 8'6"	5.80m x 2.60m
Bathroom		

*Please note that all room sizes stated are approximate, taken at the largest point and are provided purely as a general guide.

Services

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

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