



**WILLOW GREEN, THE BRICKYARDS, STAMFORD BRIDGE**  
£950,000

**Carter Jonas**



# WILLOW GREEN, THE BRICKYARDS, STAMFORD BRIDGE, YO41 1HZ

Green Willows, located just outside Stamford Bridge, offers unparalleled tranquillity and your chance at “the good life”. This expansive detached family residence has been meticulously transformed, creating a home that seamlessly blends character with contemporary comforts. From the moment you arrive, the sense of peace is palpable, inviting you to escape the everyday and embrace a life of serene beauty.

The extensive grounds of approximately 2.5 acres are a defining feature, providing a private sanctuary for relaxation and enjoyment. Imagine leisurely strolls through lush, manicured gardens culminating at your own private 0.9-acre lake, complete with a captivating fountain. This magnificent outdoor space offers endless opportunities for quiet contemplation, entertaining guests, or simply unwinding amidst nature’s embrace.

Inside, the heart of this magnificent home is a stunning modern kitchen, boasting quartz worktops, a premium range oven, and integrated appliances. Bi-folding doors effortlessly connect this space to the gardens, blurring the lines between indoor elegance and outdoor serenity. Beyond the kitchen, a wealth of expansive living areas awaits, including a dedicated cinema room - perfect for immersive entertainment. With five generously proportioned bedrooms in the main house, there’s ample space for a growing family. Adding another layer of versatility is the self-contained 1-bedroom annexe, a truly invaluable asset. Ideal for multi-generational living, offering independent space for family members, or presents an exciting income opportunity through potential Airbnb rentals.

Green Willows is more than just a house; it’s a meticulously crafted haven designed for an elevated lifestyle. Whether you envision peaceful mornings by the lake, lively gatherings in the superb entertaining spaces, or the practical benefits of an independent living arrangement, this property delivers. Situated in a highly sought-after location, it offers the perfect balance of secluded tranquillity and convenient access. Seize the opportunity to make Green Willows your dream home.

**Material Information:**

- Heating: Oil
- Drainage: public sewer
- Sewerage treatment plant
- Water: mains
- Broadband: fibre
- EV charging: yes
- Parking: driveway and double garage

**TENURE** Freehold  
**LOCAL AUTHORITY** East Riding of Yorkshire Council  
**COUNCIL TAX** G  
**EPC BAND** D

**GREEN WILLOWS PRESENTS THE ULTIMATE "GOOD LIFE," WHERE EXPANSIVE GARDENS AND A PRIVATE LAKE CREATE UNPARALLELED TRANQUILITY. THIS MAGNIFICENT HOME, COMPLETE WITH A SELF-CONTAINED ANNEX, OFFERS FLEXIBLE LIVING FOR FAMILIES OR EXCITING INCOME POTENTIAL**













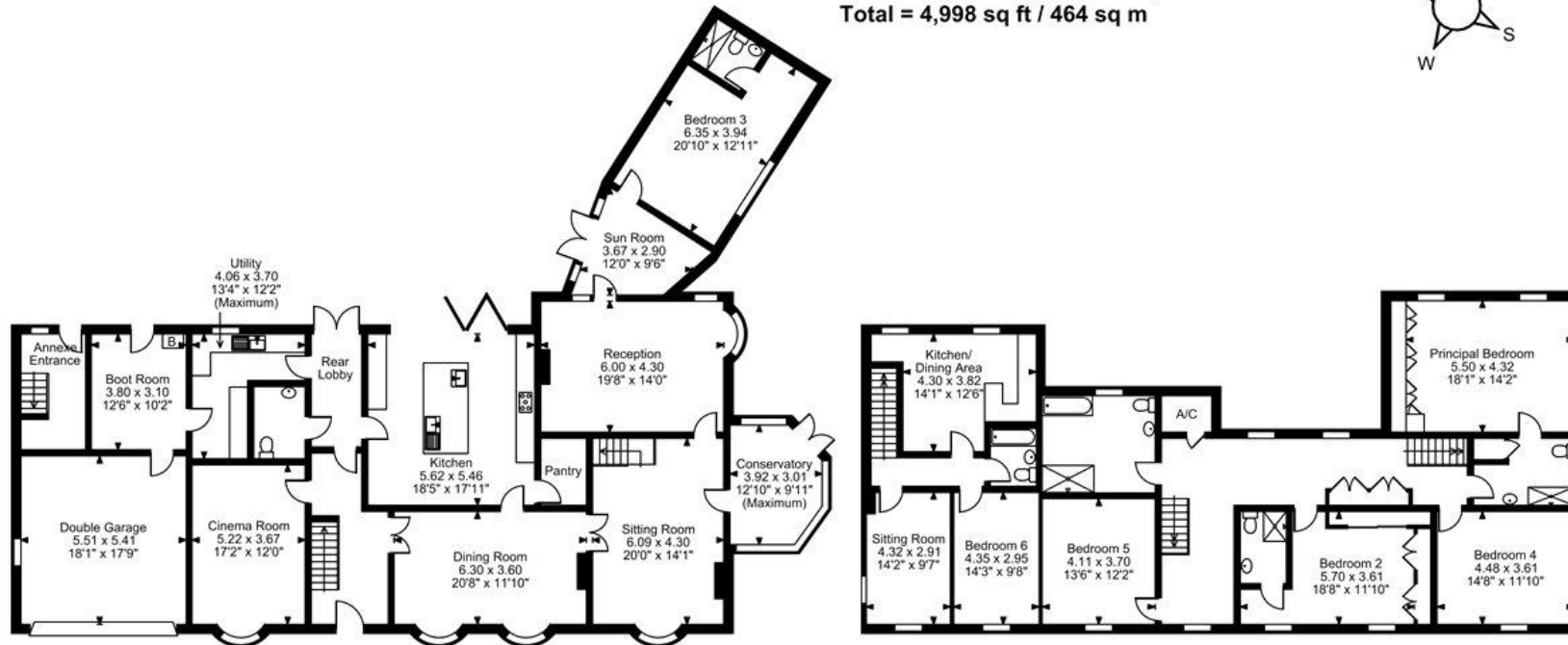
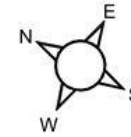
## Green Willows, The Brickyards, York

Approximate Gross Internal Area

Main House = 4,677 sq ft / 435 sq m

Double Garage = 321 sq ft / 30 sq m

Total = 4,998 sq ft / 464 sq m



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(29-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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