



## Lidsty Cottage, Low Street | Lastingham, YO62 6TJ

Lidsty Cottage is a traditional stone built cottage offering characterful accommodation together with beautiful private well established garden, GARAGE and further parking. The property does require some updating. The cottage enjoys a pleasant position within the popular and picturesque North Yorkshire National Parks village of

Lastingham, INTERNAL INSPECTION IS HIGHLY RECOMMENDED NO ONWARD CHAIN.



**Price Guide £375,000**

# Lidsty Cottage, Low Street | Lasingham.



## Accommodation Comprises

### Entrance Door

Leads to:

### Reception Hallway

With stairs to first floor landing. Built in cupboard with shelving, exposed timbers to ceiling, door to sitting room.

### Sitting Room

15'7" x 11'10" (4.75m x 3.61m)

With double glazed window to the front elevation, stone feature fireplace incorporating hearth with wood burning stove, exposed timbers to ceiling, built in cupboard and shelving, wall mounted electric heater. Door to rear hallway/lobby.

### Rear Hallway/Lobby

With understairs storage cupboard, exposed timbers to ceiling, steps up to dining room.

### Dining Room

15'11" x 9'4" (4.85m x 2.84m)

With two built in cupboards, wall mounted electric heater, double glazed window onto the sun room, stone archway into kitchen, door to utility area.

## Kitchen

10'10" x 6'1" (3.30m x 1.85m)

Housing a range of units incorporating 1 1/2 bowl drainer sink unit set with granite work surfaces and mixer tap over, tiled splash backs, wall and base units with drawer compartments, two ring hob, built in double oven, exposed stone walls, exposed timbers to ceiling, two double glazed windows to the rear elevation overlooking the attractive garden, tiled flooring and steps up to hobby room, study or bedroom.

## Study/Guest Bedroom

12'3" x 10'10" (3.73m x 3.30m)

With exposed timbers to ceiling, double glazed window to the front elevation, wall mounted electric heater.

## Utility Area

With plumbing for automatic washing machine, built in cupboard with hanging space, additional fitted cupboards, door to sunroom and door to shower room.

## Cloakroom/Shower Room

Comprising double shower cubicle with





shower unit, wash hand basin, high flush w.c., tiled flooring, heated towel rail, partial wall tiling and window.

#### Sun Room

9'10" x 6'6" (3.00m x 1.83m;1.83m)

Tiled flooring, windows and door to outside.

#### First Floor

##### Landing

With wall mounted heater. Steps off landing lead to bedroom two.

##### Bedroom One

12' x 11'11" (3.66m x 3.63m)

With two double glazed windows to the front elevation and window seats, fitted wardrobes and drawer compartments.

##### Bedroom Two

9'1" x 8'11" (2.77m x 2.72m)

With double glazed window to the rear elevation.

#### Bathroom

Comprising panelled bath with shower attachment over, pedestal wash hand basin, low flush w.c., partial wall tiling, built in airing cupboard housing hot water cylinder, double glazed window and chrome heated towel rail.

#### Stairs from First floor landing lead to:

##### Attic Room

15'11" x 15'9" max (4.85m x 4.80m max)

With restricted head height.

#### Outside

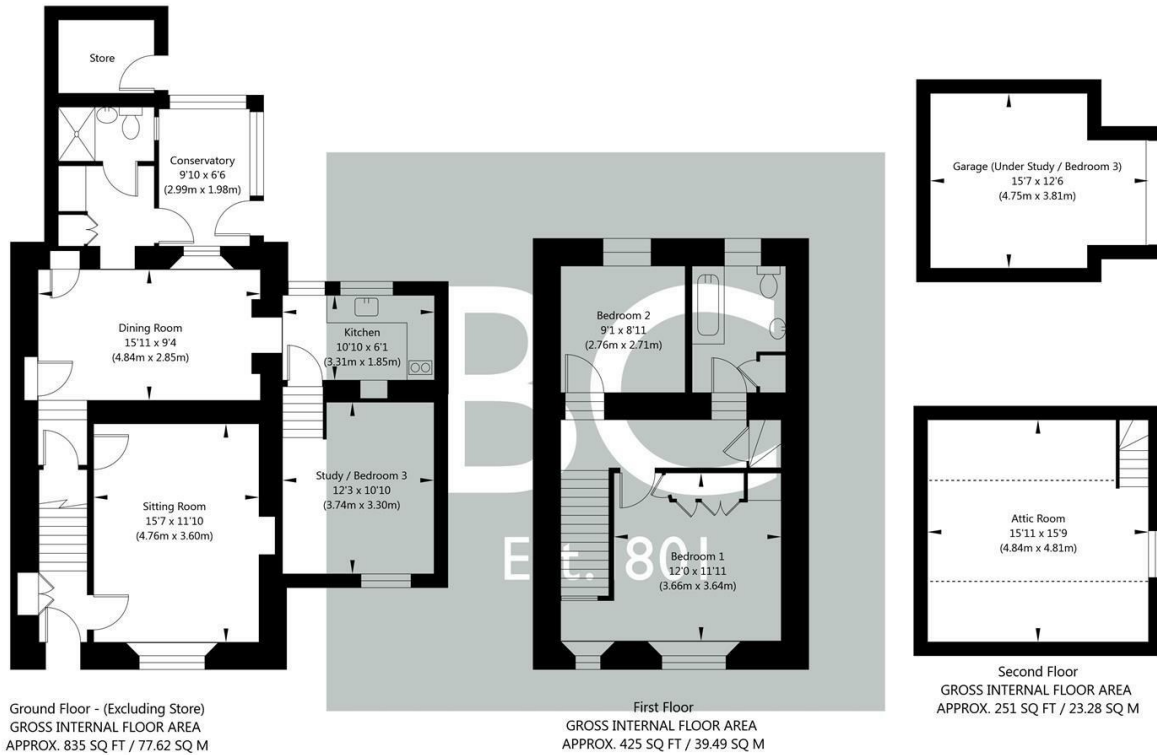
Driveway to the side with GARAGE, gate to side leads to attractive and well stocked rear garden with laid lawn, flower/shrubbery borders, various other trees and shrubs. STONE OUTBUILDING having shelving.

#### Services

Mains electricity, water and drainage are connected.



# Lidsty Cottage, Low Street | Lavingham



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1511 SQ FT / 140.39 SQ M - (Excluding Store & Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

Strictly By Appointment with the agents.

## COUNCIL TAX BAND

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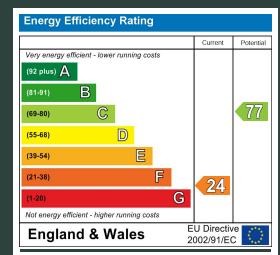
## ENERGY PERFORMANCE RATING

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St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



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