



Blacksmiths House | Aislaby, Pickering YO18 8PE

BoultonCooper

BC  
Est. 1801



## Blacksmiths House Aislaby, Pickering

A traditional Grade II listed stone built cottage which has been sympathetically renovated to provide superb accommodation which is immaculately presented and lies over three floors containing many internal features including exposed timbers, feature fireplace in the sitting room with side cast iron oven, bespoke fitted breakfast kitchen, exposed stone wall areas, some cottage style doors and oak flooring.

Blacksmiths House enjoys the benefit of a garden, stone outbuilding, parking and detached oak framed garage.

The village of Aislaby lies approximately two miles West of Pickering so is within reach of local facilities which the market town of Pickering enjoys and is within driving distance of the wider commercial facilities available in York.

**Guide Price £399,000**

### Entrance Door

Leads to spacious bespoke breakfast kitchen.

### Bespoke Breakfast Kitchen

**4.90m x 3.81m (16'1" x 12'6")**

With double bowl Belfast sink and mixer tap over set within rolled edge work surfaces. Numerous wall and base units incorporating drawer compartments and deep pan drawers, tiled splash backs. Central island with seating area, wood block top, base units beneath, built in double oven and induction hob, built in fridge freezer, built in dishwasher; pantry unit with electric. Display shelving to alcove; ceiling beams and exposed stone wall area.. Double glazed window to the front elevation, double glazed door to rear garden, steps leading to rear lobby. Underfloor heating.

### Cloakroom

Comprising pedestal wash hand basin, low flush w.c., tiled flooring, double glazed window to the side elevation with exposed timber over.

### Utility Room

**3.10m x 2.18m (10'2" x 7'2")**

With single drainer stainless steel sink unit set within rolled edge work surfaces with mixer tap over, base units, plumbing for automatic washing machine, space for dryer, tiled flooring, two double glazed windows. Built in cupboard housing wall mounted Ideal Logik gas fired boiler and water tank.

### Beautiful open plan Sitting Room and Dining Area

**7.54m x 4.52m (24'9" x 14'10")**

With exposed trusses and exposed timbers to ceiling, attractive "inglenook style" fireplace set within exposed stone wall with flag stone hearth and multi burning stove with cast iron oven to the side. Two double glazed windows to the front elevation with stone window sills. Small double glazed window to the rear elevation with stone window sill and beam over, double glazed double doors leading to the rear garden. Central heating radiator to dining area ( underfloor heating to sitting area ) , understairs storage cupboard, oak flooring and stairs leading to first floor.

### First Floor

#### Galleried Landing

With exposed timbers, built in storage cupboard, central heating radiator, door leading to outside steps leading to rear garden; staircase leading to second floor landing.

#### Bedroom One

**4.42m x 2.95m (14'6" x 9'8")**

Feature fireplace, exposed stone wall and timbers to ceiling, double glazed window to the front elevation and central heating radiator.

#### Bedroom Two

**2.29m x 4.06m (7'6" x 13'4")**

With exposed timbers to ceiling and stone wall, double glazed window to the front elevation and central heating radiator.



### Bedroom Three

3.23m x 2.51m (10'7" x 8'3")

With feature fireplace, exposed timbers to ceiling, central heating radiator, exposed stone wall. Secondary double glazed window to the front elevation with stone window sill.

### Bathroom

Comprising panelled bath, separate double shower cubicle with shower rose and unit, pedestal wash hand basin, low flush w.c., partial wall tiling, tiled flooring, ladder style chrome heated towel rail, exposed timbers to ceiling. Double glazed window to the rear elevation.

### Second Floor

#### Landing

With double glazed skylight window.

### Bedroom Four (Master)

4.45m x 4.32m (14'7" x 14'2")

Having larch door, double glazed sky light window, under eaves storage, exposed timbers to ceiling, central heating radiator, in parts there is restricted headroom.

### Bedroom Five

4.06m x 4.01m (13'4" x 13'2")

With double glazed sky light window, exposed timbers to ceiling, central heating radiator, small window to the side elevation, part wood panelling to walls.

### Shower Room

Comprising shower cubicle with shower unit and shower rose, pedestal wash hand basin, low flush w.c., ladder style chrome heated towel rail, partial wall tiling, under eaves storage and tiled flooring.

### Outside

To the front of the property there is a paved pathway leading to the front door with additional gravelled pathway with small lawn, raised beds and paved seating area.

To the rear there is an attractive and enclosed landscaped garden with two paved patio areas, paved pathways, steps and wrought iron railings, laid lawn with flower/shrubbery borders and fencing to the boundaries.

Rear gate leads to a STONE OUTBUILDING 12'4" x 10'1" which has light and power.

A pathway continues around the stone outbuilding to a gravelled area providing parking.

In addition there is an oak framed DETACHED GARAGE 16'11" x 13'9".

### SERVICES

Mains gas, electricity, water and drainage.

Underfloor central heating to Breakfast Kitchen and Sitting Area.

Gas fired central radiators to the remainder of the rooms.

### NOTE

The parking and garage are accessed via a vehicular and pedestrian right of way over the neighbouring driveway.

### DIRECTIONS

From Pickering head west along the A170 towards Helmsley, Blacksmiths House is situated on the righthand side just as you enter the village of Aislaby.





### VIEWING


By telephone appointment with the Agents,  
Pickering Office. Tel: 01751 472724

### COUNCIL TAX BAND

Band E.

### ENERGY PERFORMANCE RATING

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>	<b>76</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



# Blacksmiths House | Aislaby, Pickering

## Ground Floor

Approx. 98.3 sq. metres (1058.0 sq. feet)



Total area: approx. 201.9 sq. metres (2173.4 sq. feet)

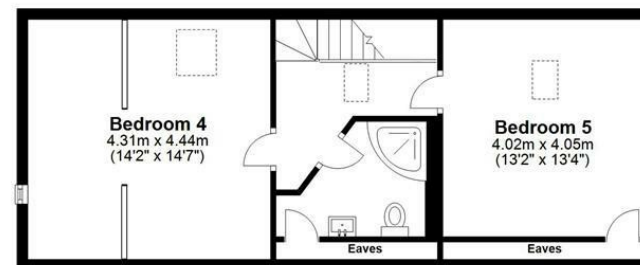
## First Floor

Approx. 52.8 sq. metres (568.7 sq. feet)



## Second Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



## Blacksmiths House, Aislaby

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