



South Cottage | Lockton. YO18 7PZ

A rare chance to buy this traditional stone built family cottage, which has not been on the market for fifty years. It occupies a pleasant position in this attractive moorland village which lies in the heart of the North York Moors National Park.

The accommodation lies over two floors and offers scope to provide a comfortable family home. In addition there is a detached barn which has the potential to offer additional living space subject to the necessary planning

consents. Externally there is a driveway, parking for two SUVs and an extensive rear garden which extends over a hundred meters to reveal a countryside view over the valley towards Levisham and the Hole of Horcum. Lockton lies 6 miles north of the market town of Pickering where a wide range of local amenities and recreational facilities can be found. The village itself has a church, tea room and two nearby pubs.



Guide Price £350,000

South Cottage | Lockton



Entrance Hallway

With front door with glazed panels over, radiator and staircase with handrail to first floor.

Sitting Room

With bow window having window seat, stone built fireplace with open flue; built in cupboards to one side of fireplace, wall shelving, radiator and sliding doors to:

Dining Room

With two radiators, shelved understairs storage cupboard and telephone point.

Kitchen

With range of wall and floor units including single bowl drainer sink unit, work tops and tiled splash-backs. Built in four ring hob with extractor over and built in oven. Radiator and plumbing for dishwasher.

Rear Entrance

Plumbing for automatic washing machine, Worcester oil fired central heating boiler.

Shower Room

Suite comprising shower cubicle, low flush w.c. and wash hand basin in vanity unit; Partial wall tiling, radiator and vertical towel rail.

Bedroom Four

Radiator, wall light points. Access from this room leading to:

Bedroom Five

Radiator. Access to loft area.

First Floor

Landing

With built in storage cupboard.

Bedroom One

Radiator.

Bedroom Two

Radiator. Access leading to;



Bedroom Three

Radiator.

Bathroom

Suite comprising panelled bath, low flush w.c., shower cubicle and wash hand basin in vanity unit; Duplex wall heater, access to loft area.

Outside

Externally there is a gated side driveway parking for two SUVs and an extensive rear garden which extends over 100m to reveal a countryside view over the valley towards Levisham and the Hole of Horcum.

Detached Barn

This is set over two floors with two compartments on the ground floor; stone steps leading to external door which gives access to the first floor. There is light and power. This building provides useful storage/workshop area and has

potential to be converted to auxiliary accommodation subject to necessary planning consents which will be required.

Services

Mains water, electricity.
Septic tank drainage.
Oil fired central heating.

Directions

From Pickering head North on the A169, just after the Fox & Rabbit pub take the left turn into Lockton, proceed through the village and rather than turning right down the hill towards Levisham head straight on. South Cottage is 50m on the right.

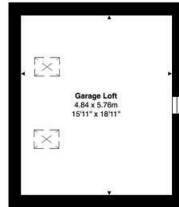
What 3 Words:

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South Cottage, Lockton, YO18 7PZ

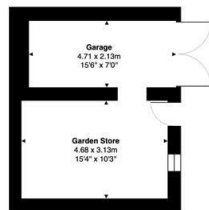


First Floor
Gross Internal Area: 27.6 m² ... 300 ft²



Gross Internal Area: 120.4 m² ... 1296 ft² (excluding garage, garden store, garage loft)

All measurements are approximated for display purposes only and should be independently verified
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Ground Floor
Gross Internal Area: 26.9 m² ... 289 ft²



First Floor
Gross Internal Area: 43.1 m² ... 464 ft²



Ground Floor
Gross Internal Area: 77.2 m² ... 831 ft²

VIEWING

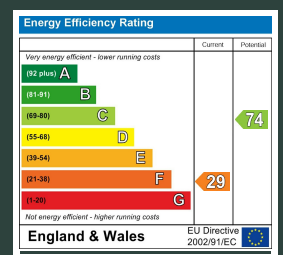
By telephone appointment with the Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE RATING

F



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

t: 01751 472724

e: pickering@boultoncooper.co.uk

boultoncooper.co.uk



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