



The Cottage Mill Lane | West Ayton. YO13 9JT.

BoultonCooper

BC
Est 1801



The Cottage Mill Lane West Ayton

An impressive detached family home dating back to the 1880's (which has been much loved by three generations of the same family living in The Cottage over the last 60 years) offering a wealth of charm and character throughout. Well proportioned accommodation comprising inviting reception hallway, sitting room with attractive feature fireplace, dining room with arch to snug, spacious dining kitchen, garden room, side porch, galleried landing, master bedroom with shower, separate low flush w.c. and wash hand basin, three further bedrooms, refitted luxury bathroom. Outside good sized established garden, range of outbuildings, driveway and garage. West Ayton is a pretty village lying on the edge of the North York Moors National Park and close to the coast. The property enjoys views over the Castle, Forge Valley, Derwent Mill and the River Derwent; good facilities include doctors, dentist, pubs, school, petrol station, shops, restaurant and village hall. There is a train station at near by Seamer with regular connections to York mainline station Viewing highly recommended. No upward chain.

Guide Price £595,000

ENTRANCE DOOR LEADS TO:

RECEPTION HALLWAY

With elegant open staircase to the first floor with carved newel posts and polished handrail; storage heater, understairs storage cupboard, coving to ceiling.

SITTING ROOM

4.22m x 3.99m (13'10" x 13'1")

With attractive brick built fireplace with wooden surround and tiled hearth housing a wood burning stove; part wood panelling to the walls, shelving, coving to ceiling, double glazed window to the front elevation.

DINING ROOM WITH ARCHWAY TO SNUG

DINING ROOM 13'54" X 11'1" with fireplace having wooden surround and hearth, electric point, storage heater, part wood panelling to walls, original coving to ceiling, double glazed window to the front elevation and archway to SNUG 12'11" X 8'9" with storage heater, double glazed window to the rear elevation, small built in cupboard, coving to ceiling and door to:

GARDEN ROOM

6.27m x 1.91m (20'7" x 6'3")

With laminate flooring, windows and spotlighting. Door to:

SIDE PORCH

With meter cupboard and door to outside.

DINING KITCHEN

4.19m x 3.91m (13'9" x 12'10")

The kitchen units are carpenter made units and incorporate stainless steel single bowl with double drainer sink unit, wood block work surfacing, extensive range of wall and base units with drawer units and display cabinets; two windows to the rear elevation, wall mounted heater, spotlighting, door to side covered area.

HALF LANDING

With doors to two bedrooms and bathroom. Steps to first floor:

GALLERIED LANDING

coving to ceiling, double glazed window to the front elevation.

MASTER BEDROOM

4.27m x 2.97m (14'0" x 9'9")

With modern wall mounted electric heater, wardrobes with sliding doors having hanging space and shelving; drawer units, two lights over bedhead, double glazed window to the front elevation, coving to ceiling. SEPARATE CUBICLE with shower unit and wall boarding; chrome heated towel rail Door leading to SEPARATE CLOAKROOM with wash hand basin with cupboard below, low flush w.c. and coving to ceiling.



BEDROOM TWO

4.17m" x 3.33m (13'8" x 10'11")

With wardrobes having sliding doors with hanging rail and shelving. Double glazed window to the front elevation.

BEDROOM THREE

3.96m x 2.59m (13'0" x 8'6")

With wardrobe, plus airing cupboard housing hot water cylinder, double glazed windows to rear and side elevation.

BEDROOM FOUR/STUDY

2.92m x 2.34m (9'7" x 7'8")

With double glazed window to the rear elevation.

RE-FITTED BATHROOM

Comprising bath with claw feet with mixer tap, pedestal wash hand basin, low flush w.c. chrome heated towel rail, spotlighting, two double glazed windows to the side elevation.

EXTERNAL

Driveway which provides parking and leads to:

GARAGE

4.78m x 2.87m (15'8" x 9'5")

With "up and over" door and personnel door leading to covered area. Light and power.

OUTBUILDINGS

COVERED SEATING AREA; 17'7" max to 13'2" min x 13'4" with belfast sink, door to outside w.c. with low flush w.c. with tiled flooring.

"L" shaped WORKSHOP 11'0" x 10'2" plus 27'3" x 9'6" with light, power and windows.

BRICK OUTBUILDING/WOODSTORE 16'2" x 4'8".

SHED 16'2" x 10'10".

OUTBUILDING 9'7" x 9" with windows and having a grapevine. CORRUGATED STORE.

THE GROUNDS

The front and side gardens have laid lawns, established trees and shrubs, fish pond and flower/shrubbery borders; retaining stone wall and mature hedge to the front boundary which provides privacy. Large rear garden been raised with steps leading to laid lawns, flower/shrubbery borders, established fruit trees and vegetable plot.

SERVICES

Water, electricity and drainage.

DIRECTIONS

From Pickering head east towards Scarborough on the A170, once you have arrived in West Ayton take the last left turn before going over the bridge, proceed along this road turning left at the top onto Mill Lane and The Cottage is on your right hand side.





VIEWING


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

COUNCIL TAX BAND

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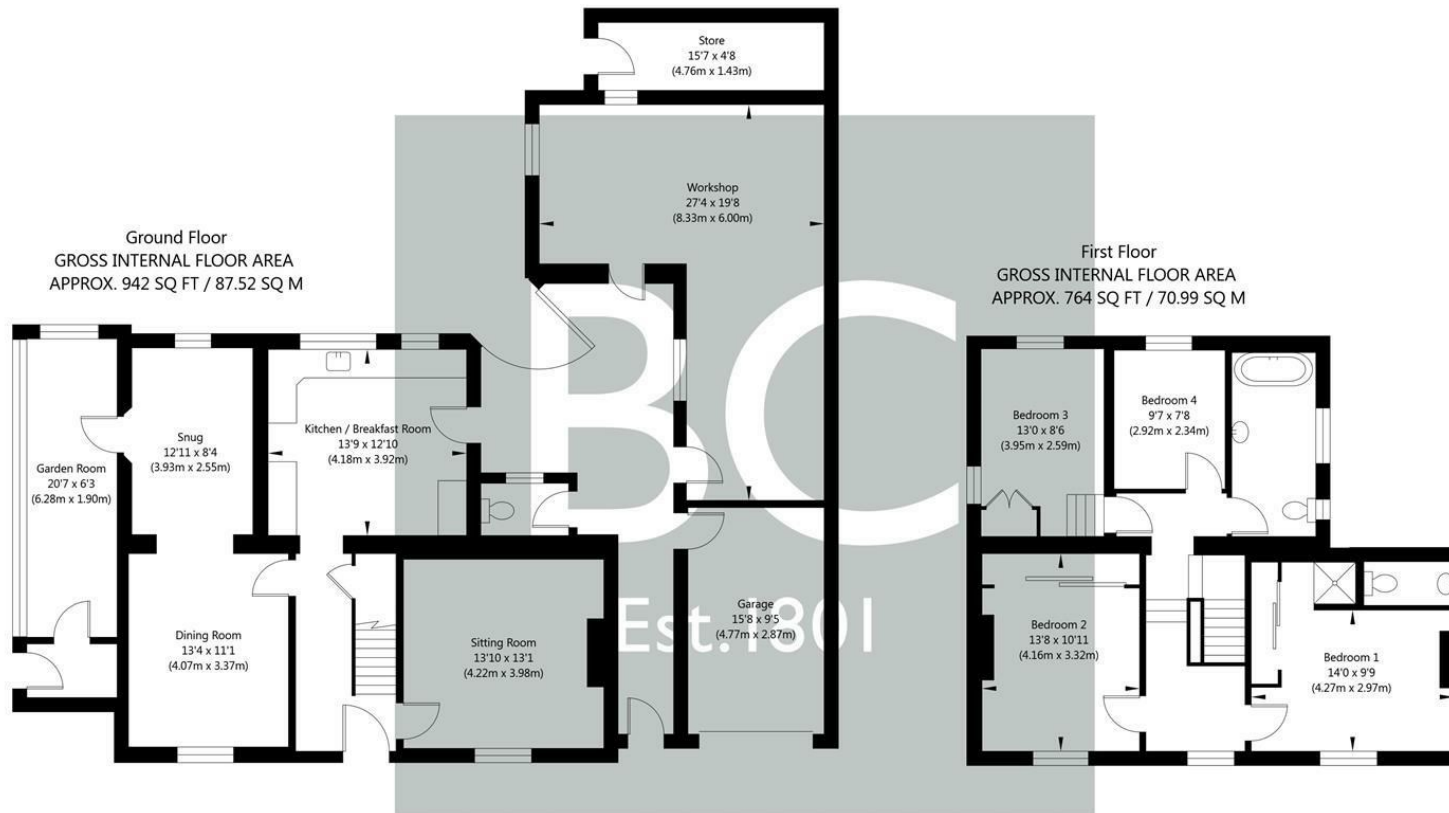
ENERGY PERFORMANCE RATING

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1706 SQ FT / 158.51 SQ M - (Excluding Outbuildings)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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