Two Hoots, 9, Atkinson Row, Thorgill. YO18 8SF

Two Hoots is a delightful stone built cottage offering deceptively spacious accommodation set amidst the spectacular scenery of the North York Moors National Park.

The immaculately presented accommodation comprises open plan kitchen/living room with cast iron wood burning stove set in attractive brick recess, conservatory enjoying views over the surrounding countryside to the moors beyond, utility room, shower room and boiler room on the ground floor; two first floor bedrooms. In addition there is a good sized cellar.

Externally there are beautiful low maintenance gardens to three sides of the cottage each offering their unique views across Rosedale and wider moors.

In addition Two Hoots also crucially benefits from off-road parking for multiple vehicles.

NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED.

Guide Price £280,000

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9 Atkinson Row | Pickering

Entrance Door

Leading to:

Open plan sitting room, dining area & kitchen

Sittiing room - brick built fireplace with wooden mantle on tiled hearth with multi burning stove, dado rail, exposed timbers to ceiling, double glazed windows to front elevation enjoying superb views over the surrounding countryside. Stairs to first floor landing. Central heating radiator and access hatch to cellar.

Dining area - double glazed window to the rear elevation, central heating radiators, exposed timbers to the ceiling and dado rail. Door to conservatory.

Kitchen - with single drainer sink unit with mixer tap over set within roll edge work surfaces with tiled splash-backs, wall and floor units incorporating drawer compartments, display cabinets, built in dishwasher, oven, hob and extractor canopy over; double glazed window and tiled window sill. Tiled flooring.

Conservatory

Tiled window sills, double glazed windows and stone wall basework, double glazed double doors opening onto rear outside. Exposed stone walls incorporating plinths; picture rail.

Side Lobby / Utility Area

With plumbing for automatic washing machine. Built in cupboard with central heating radiator and wall mounted boiler and shelving.

Shower Room

Comprising shower cubilce with shower unit which is fitted with shower boarding; pedestal wash hand basin and low flush w.c. Central heating radiator, wall tiling, tiled window sill. Double glazed windows to side elevation. Tiled flooring.

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First Floor Landing
Laminate floorinig. Access to roof space. Window to the front elevation.

Bedroom One
Two double glazed windows, laminate flooring. Dado rail and central heating radiator. Stunning views are enjoyed over the surrounding countryside.

Bedroom Two
Laminate flooring, two double glazed windows to the rear elevation with superb views. Dado rail, central heating radiator and fitted cupboard with hot water cylinder and additonal hanging space.

Outside
A five barred gate leads to paved area which provides parking; in addition there is retained stone wall, shrub border, stone steps lead down to additional garden with gravelled area, raised flower and shrubbery beds, further trees. Further retained stone wall with garden gate leading to paved area to the side and to the rear there is a blocked paved area with garden shed and superb seating area. Beautfiul views enjoyed over the surrounding countryside from the garden areas.

Directions
On entering Rosedale Abbey from Pickering take the first left and proceed up Chimney Bank, take the first right turn (almost opposite the turn for the White Horse Pub) along Thorgill. Atkinson Row is situated on the left on a right hand bend towards the head of the Dale.

Services
Electricity and water.
Septic tank drainage and Oil fired central heating.
There is court leet payment for common land of £38 per annum.

Cellar
This is a really useful deceptive space.

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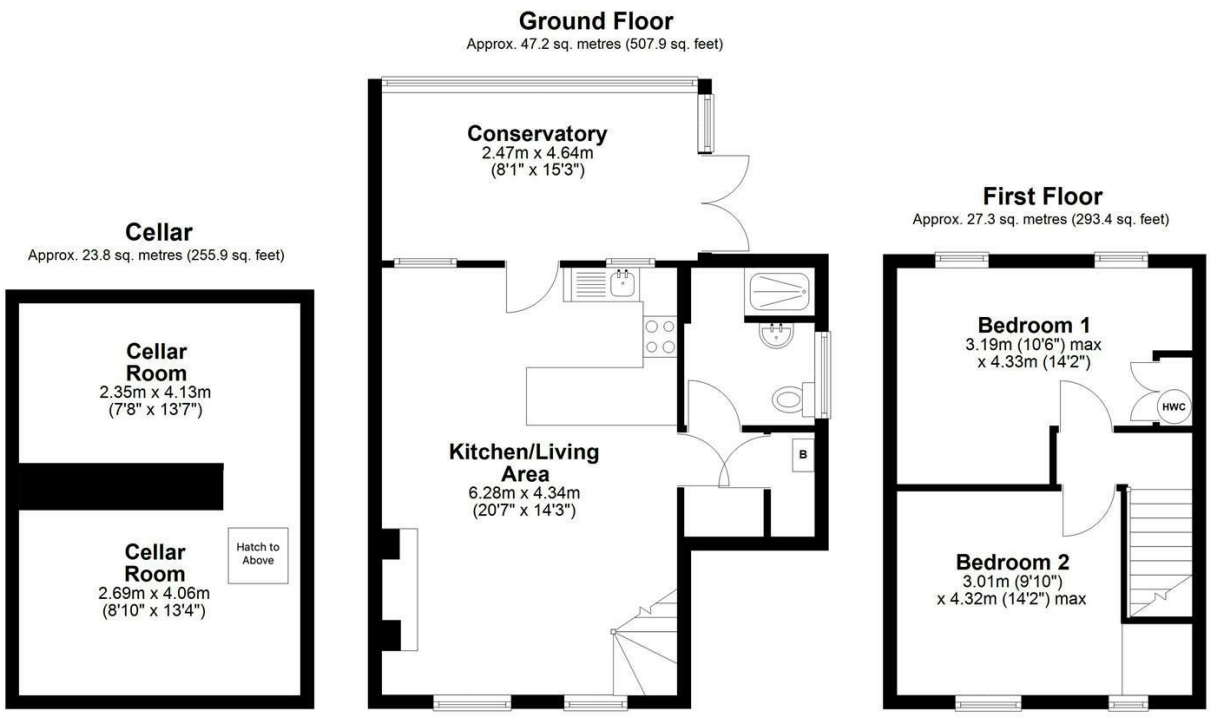


Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

9 Atkinson Row, Thorgill

VIEWING

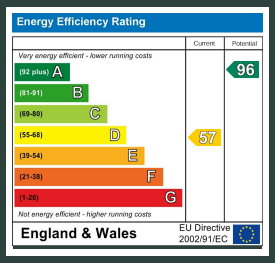
Strictly by appointment through the agents.

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

D



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