



### 3 The Courtyard, Wilton. YO18 7BQ

3 The Courtyard is a contemporary barn conversion that offers individually designed modern style living accommodation lying within the village of Wilton which lies on the A170 approximately 4 miles East of Pickering with the village of Thornton le Dale lying only 1 mile West of Wilton. The property which enjoys underfloor heating with modern air source heating and double glazed composite cream doors and windows. The accommodation offers open plan

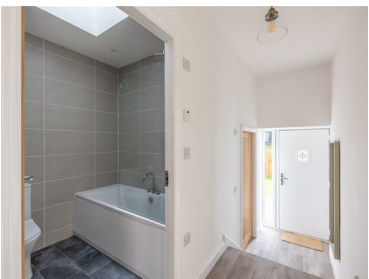
kitchen with fitted units including integrated Bosch appliances, living and dining area; master bedroom with ensuite shower room, guest bedroom and family bathroom. To the exterior there is a south facing wrap around garden with patio and lawn area together with private parking for several cars.

The property benefits from a ICW 10 year warranty, expiring 2034. All furniture and furnishings available by separate negotiation. No onward chain



**Guide Price £350,000**

## 3 The Courtyard | Pickering



### Accommodation Comprises

**Entrance door**  
leads to reception hallway.

**Reception Hallway**  
With door leading to boiler room.  
Doors off lead to bathroom and  
bedroom.

**Boiler Room**  
With double glazed window, access  
to roof space having storage, space  
for dryer and underfloor heating  
controls.

**Spacious Living  
Area/Dining and Kitchen**  
Kitchen; With island breakfast bar  
having built in cupboards and  
drawers with quartz worksurfaces  
over and splash backs, Belfast sink  
with mixer tap over, numerous  
wall and base units incorporating

deep pan drawers, built in  
dishwasher, eye level Bosch double  
oven, separate four ring hob with  
extractor canopy over. Built in fridge  
freezer, three sets of double glazed  
patio doors and feature window  
incorporating the whole of the  
room.

**Living Area:** With attractive stone  
pillars, wall mounted bioethanol  
pebble effect fireplace, spot lighting  
to ceiling and double glazed velux  
window.

**Master Bedroom**  
With double glazed patio doors and  
double glazed windows, attractive  
stone pillars and spot lighting to  
ceiling.

**En Suite Shower Room**  
Comprising double shower cubicle  
with shower rose being tiled, vanity  
unit with inset wash hand basin,  
mixer tap and cupboards below,  
low flush w.c., partial wall tiling.



### Guest Bedroom

With double glazed window and double glazed picture window, four double glazed velux windows and spot lighting to ceiling.

### Bathroom

Comprising panelled bath with mixer tap, shower rose, vanity unit with inset wash hand basin with mixer tap and cupboards below, low flush w.c., wall tiling, chrome heated towel rail and double glazed velux window.

### Outside

Lovely south facing wrap around garden with patio area with laid lawn and fencing to the boundaries.

There is a private long gravelled drive capable of parking several cars.

### Services

Mains electricity, water and drainage.

Air source heating with underfloor heating throughout making the property energy efficient and low maintenance.

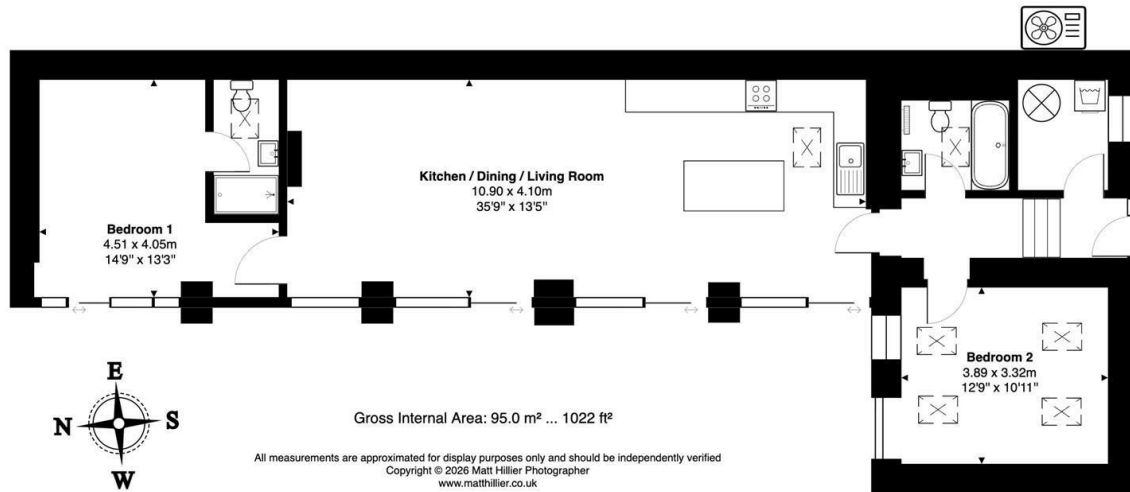
ICW 10 Year Warranty which expires in 2034.

Holiday letting permitted if so desired.



# 3 The Courtyard | Pickering

3 The Courtyard, Wilton, YO18 7BG



## VIEWING

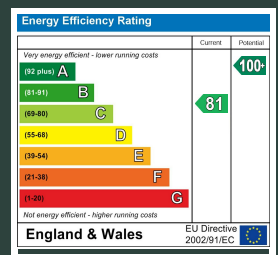
By appointment through our Pickering Office. Tel: 01751 472724.

## COUNCIL TAX BAND

C

## ENERGY PERFORMANCE RATING

B



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**BC**  
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