



## Plum Tree Cottage, 50 Westgate | Pickering. YO18 8BA

A charming and spacious Grade II listed traditional stone built character cottage, having been refurbished to an extremely high specification in recent years offering a wealth of charm and character throughout with original features being retained.

In addition there is planning permission for the erection of a first floor extension over the single storey extension.

A particularly pleasing feature of the property is the enclosed garden to the rear which includes patio and lawned area along with the stone outbuildings and parking which it affords.

Pickering is a popular market town offering a wide range of shopping and sporting facilities as well as, schools, doctors, dentists. Alongside the renowned North York Moors steam railway and the popular Dalby Forest and coastal towns of Whitby and Scarborough only a short distance away.

A viewing is highly recommended to fully appreciate the package on offer.



### Guide Price £305,000

**BoultonCooper**

**BC**  
Est. 1804



## Accommodation Comprises

### Entrance door

Leads to:

### Sitting Room/Snug

With feature fireplace, wooden surround, cast iron inset and dog grate, exposed timbers to ceiling, wooden flooring alcoves and double glazed window to the front elevation with stone window sill and underfloor heating.

### Dining/Breakfast Room

With Victorian cast iron stove, window seat, wooden flooring, display shelving, cupboard housing Heatmiser hot water cylinder, exposed timbers to ceiling and underfloor heating.

### Kitchen

With Bianco white composite tap with mixer tap over, wood block work surfacing, base units with tiled splash backs, built in oven, four ring hob with extractor fan, built in dishwasher, original quarry tiled flooring with



underfloor heating, spot lighting to ceiling and stable door to conservatory.

### Conservatory

Double glazed windows, plumbing for automatic washing machine, wallmount boiler, exposed stone wall, central heating radiator.

This room could also be multifunctional and used for dogs or possibly a bootroom/utility or cloakroom if needed.

### Inner hallway

With wooden flooring and underfloor heating.

### Pantry

Off inner hallway with shelving and space for fridge freezer.

### Second Sitting Room/Ground floor Bedroom

With door to outside, double glazed sash window, wooden flooring, inset fireplace with wooden mantle, spot lighting and underfloor heating.



### **Shower room**

Comprising double shower cubicle with shower attachment and shower rose, pedestal wash hand basin, low flush w.c., wall boarding, wall mounted cabinets, sky light window and underfloor heating.

### **First Floor**

#### **Landing**

#### **Bedroom One**

With access to roof space, double glazed window to the front elevation, central heating radiator.

#### **Bedroom Two**

With double glazed window to the rear elevation, central heating radiator and spot lighting.

#### **Cloakroom**

Housing wash hand basin with cupboard below, low flush w.c.

### **Outside**

To the rear there is a south facing private garden which is not overlooked with stone patio area together with a large laid lawn with raised flower and shrubbery borders with plum tree bearing fruit each year. Private gravelled parking for 2 cars being gated, fencing to the boundaries. Two outbuildings and additional attached BARN. On street parking is also available.

### **Services**

Mains electricity, gas, water and drainage are connected.

New central heating system fitted in 2022 with under floor heating.

### **NOTE**

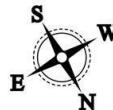
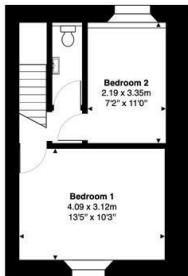
The Planning Permission can be accessed via The North Yorkshire County Council website. Reference 21/00968/HOUSE.

The property is also in a conservation area.



# Plum Tree Cottage, Westgate | Pickering

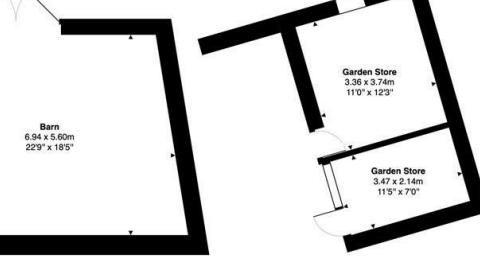
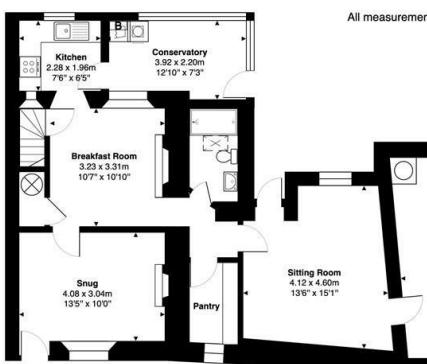
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## Gross Internal Areas

Main House: 100.4m<sup>2</sup> ... 1,080ft<sup>2</sup>  
Outbuildings: 60.3m<sup>2</sup> ... 650ft<sup>2</sup>  
Total: 160.7m<sup>2</sup> ... 1730ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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## VIEWING

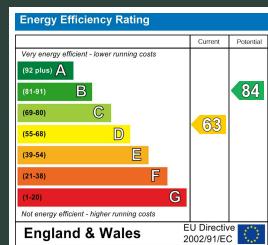
By appointment with the Agents, Pickering Office. Tel: 01751 472724

## COUNCIL TAX BAND

Band C

## ENERGY PERFORMANCE RATING

D



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