



Corner Cottage & The Old Watchmaker's Shop | Cropton. YO18 8HH

BoultonCooper

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Est. 1801





## Corner Cottage & The Old Watchmaker's Shop | Cropton

Corner Cottages offers a unique opportunity to purchase a pair of traditional stone built Grade II listed cottages together which are situated in the picturesque village of Cropton which lies in the heart of the North York Moors National Park.

The cottages date back to the late 18th Century and offer character accommodation on two floors which have been upgraded to a good standard over recent years providing distinctive properties whilst retaining many internal features.

The cottages have been successfully run as holiday lets achieving high occupancy levels, this offers great potential for anyone seeking this type of property or for multigenerational living.

In addition to the versatile accommodation on offer the properties enjoy good sized gardens and parking and lie on the southern outskirts of the village where there is renowned village inn, church and active community village hall.

Cropton lies approximately 5 miles from the market town of Pickering where a good range of local amenities and recreational facilities can be found; the moors are on the doorstep, coastal towns of Whitby and beyond are within an easy driving distance and the city of York lies approximately 30 miles to the South.

Guide Price £450,000

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**Solicitors:**



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## Accommodation Comprises

### CORNER COTTAGE

#### Canopy Porch ( handmade with local oak )

Leads to Entrance door giving access to dining room.

#### Dining Room

With exposed timbers to ceiling, feature fireplace with flagstone hearth, wood burning stove, built in cupboards to the side of the chimney breast, part wood panelling to walls, central heating radiator, window to the front elevation, understairs storage area, latch door leading to sitting room. Stairs to first floor landing.

#### Sitting Room

With stone feature fireplace, flagstone hearth, wood burning stove, windows to the front and side elevations, central heating radiator, built in cupboard, exposed timbers to ceiling.

#### Dining Kitchen

Comprising 1 1/2 bowl drainer sink unit with mixer tap over set within rolled edge work surfaces, base units, freestanding wood block unit with drawers, space for microwave and cupboard above, wood block work surface with four ring hob, extractor canopy over, glass decorative splash back, built in oven with drawer compartments and shelving below. Built in dishwasher, space for fridge freezer, tiled flooring, built in cupboard with shelving, cupboard housing meters, window to the rear elevation overlooking the garden, tiled window sill, latch door to rear lobby. There is space for a breakfast table and benches.

#### Rear Lobby

With central heating radiator, built in cupboard, door to outside, door to cloakroom.

#### Cloakroom

Housing low flush w.c., wash hand basin with tiled splash backs, central heating radiator, tiled flooring, window to the front elevation with tiled window sill.

#### Bathroom

Comprising roll top bath on claw feet, shower cubicle with shower unit, wash hand basin, strip light with shaver, ladder style heated towel rail and window.

#### First floor

Stairs lead from Dining Room.

#### Landing

Access to roof space.

#### Master Bedroom

With window to front and side elevations, central heating radiator, latch door to cloakroom. Access to roof space.

#### Cloakroom

With low flush w.c., wash hand basin with tiled splash back.

#### Guest Bedroom

Window to the front elevation, built in cupboard having hanging space and shelving, additional built in cupboard with shelving, central heating radiator.





## THE OLD WATCHMAKERS SHOP

### Canopy Porch ( handmade with local oak )

Leads to entrance door giving access to sitting room.

### Sitting Room

With feature fireplace having stone surround, tiled hearth, stone inset, wood burning stove, exposed timbers to ceiling, understairs storage cupboard, windows to the front and side elevations, window seat, central heating radiator, laminate flooring, additional built in cupboard, latch door to staircase and dining kitchen.

### Dining Kitchen

Comprising single drainer sink unit with mixer tap over and set within granite work surfaces with matching splash backs, wall and base units incorporating drawer compartments, space for slimline dishwasher and undercounter fridge, central heating radiator, spot lighting to ceiling, four ring hob with extractor canopy over, decorative glass splash back and built in oven. Window to the rear elevation, door to outside, door to lobby.

### Lobby

Built in airing cupboard housing hot water cylinder, door to bathroom. Electric boiler which runs the radiators.

### Bathroom

Comprising panelled bath, shower attachment and shower unit, complementary wall tiling, pedestal wash hand basin and low flush w.c., laminate flooring, shaver point, chrome ladder style heated towel rail, window to the rear elevation and tiled window sill.

### First floor

Stairs to Bedroom.

## Bedroom

With wood panelling to the ceiling, windows to the front and side elevations, central heating radiator, good sized built in cupboard with hanging space.

## Outside

Garden gate with paved pathway providing access to both cottages, good sized and attractive front gardens with laid lawn and established flower and shrubbery borders with stone wall and hedgrows to boundaries. To the right of The Old Watchmakers Shop is a gate leading to the rear garden with gravelled pathway, large laid lawn with mature planting to the borders and various other fruit trees and shrubs, gravelled seating area, fencing and stone wall to the boundaries and timber store.

To the left hand side of Corner Cottage there is an extensive gravelled area for parking, additional laid lawn to the side which provides a wild meadow area, double gates lead to the location of the oil tank. Additional garden gate which leads to the rear of the property with timber store, gravelled path, laid lawn with mature planting, stone retaining wall and fencing to the boundary. Stone outbuilding with light and power, plumbing for automatic washing machine, Belfast sink, free standing oil boiler, window and door.

## Services

Mains electricity.

Corner Cottage - Oil fired central heating boiler.

The Old Watchmaker's Shop - Electric central heating.

Shared septic tank between the two properties and located in parking area.

Council tax: Corner Cottage is Band D and The Old Watchmakers is Band B.

## Directions

From Pickering head westwards on the A170 towards Helmsley. Once you have travelled through Aislaby turn right into Wrelton, follow the signs through Wrelton for Cropton and Rosedale.

As you head into Cropton, Corner Cottages is situated on the left hand side just before you head down Cropton Bank.





#### **VIEWING**

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

#### **COUNCIL TAX BAND**

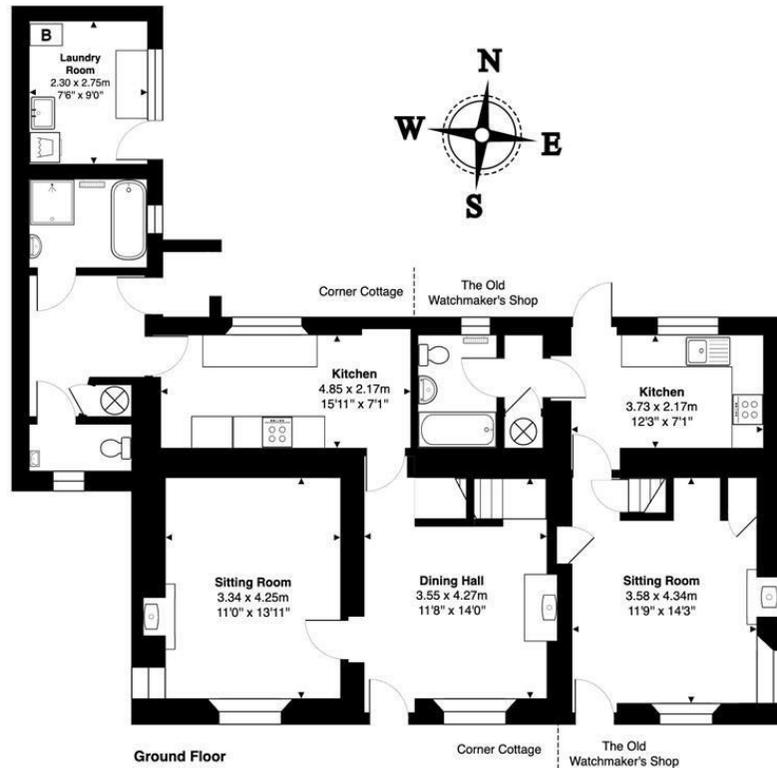
Both cottages have run commercially as holiday lets and have benefitted from full small-business rate relief.

Council tax band confirmed for prospective buyers not wishing to run the cottages as a business. Corner Cottage Band D, The Old Watchmaker's Shop Band B.



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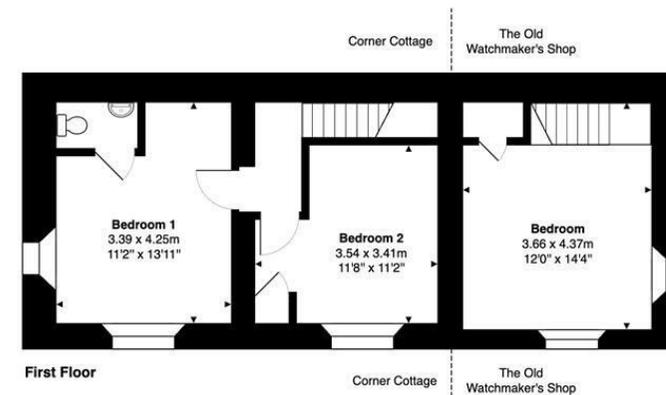
## Corner Cottage & The Old Watchmaker's Shop, Cropton



### Gross Internal Areas

Corner Cottage:	99.8m <sup>2</sup> ... 1,075ft <sup>2</sup>
The Old Watchmaker's Shop:	50m <sup>2</sup> ... 508ft <sup>2</sup>
<b>Total:</b>	<b>155.1m<sup>2</sup> ... 1,670ft<sup>2</sup></b>

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