



## 2 Church Lane, Cropton. YO18 8HL

2 Church Lane is a traditional stone built semi-detached house situated in the pretty village of Cropton along the small lane leading towards the church where picturesque views over the surrounding countryside and church can be enjoyed.

The immaculately presented accommodation comprises stunning sittingroom having exposed stone walls, spacious dining kitchen, ground floor bedroom with en suite shower room and further cloakroom on the ground floor; Beautiful sitting room with stunning views and double bedroom with dressing area and

en suite on the first floor.

Externally there are attractive gardens, parking and garage.

The cottage lies within close proximity to forest walks and the North York Moors National Park.

The village of Cropton lies approximately 5 miles North of Pickering and has a church, active community village hall and renowned village inn; the wider facilities of the market towns of Pickering and Kirkbymoorside lie a short distance away.



**Guide Price £350,000**

**BoultonCooper**

**BC**  
Est. 1804

# 2 Church Lane |



## Accommodation Comprises

### Entrance Door

Leads to Lobby.

### Entrance Lobby

With tiled flooring,

### Dining Kitchen

Housing 1 1/2 bowl drainer sink unit set within rolled edge work surfaces with mixer tap over, extensive range of wall and base units incorporating drawer compartments with tiled splash backs, built in oven, four ring hob, plumbing for automatic washing machine, tiled flooring and pantry. Built in fridge, double glazed window to the front elevation with tiled window sill, double glazed window to the side elevation overlooking fields and church, two central heating radiators. Stairs lead to sitting

### Sun Room

Having exposed stone walls, covered central heating radiator, exposed beams and trusses. Pitched roof with double glazed windows and tiled flooring.

### Rear Porch

With central heating radiator, tiled flooring, exposed stone wall, door to outside.

### Cloakroom

Housing low flush w.c., wash hand basin, central heating radiator and tiled flooring.

### Sitting Room

With double glazed windows to the front and side elevations and having lovely views, coving to ceiling, fitted bench, two central heating radiators.



### Bedroom One

With built in cupboards, wash hand basin with cupboard below, double glazed window to the front elevation, central heating radiator.

### En Suite Shower Room

Comprising shower cubicle with shower unit and being tiled, low flush w.c., window and central heating radiator.

### Bedroom

With double glazed window to the front elevation, covered central heating radiator, walk in area with wardrobes, shelving and hanging rail.

### En Suite Bathroom

Comprising corner bath, pedestal wash hand basin, low flush w.c., partial wall tiling, double glazed window and central heating radiator.

### Outside

To the front of the property there is a paved area with flowers and shrubs to the borders as well as established trees, gate the leads to the side garden with laid lawn. Attractive and well stocked beds and borders, covered bulk gas tank. To the rear of the property there is gravelled area with raised flower and shrubbery borders. In addition there is a detached stone built GARAGE having a pitched roof with light and power, work bench and electric roller door.

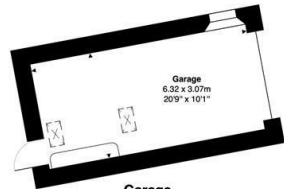
### Services

Mains electricity and water.  
Septic tank drainage.  
Central heating from Bulk Gas.  
The cottage has a full alarm system.



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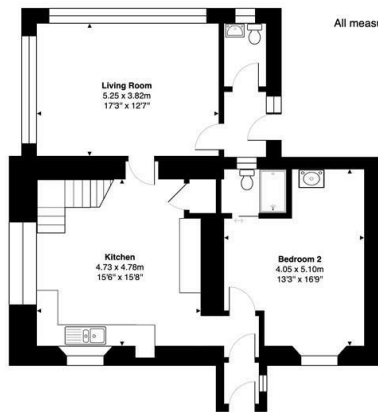


**Garage**  
Gross Internal Area: 19.4 m<sup>2</sup> ... 209 ft<sup>2</sup>

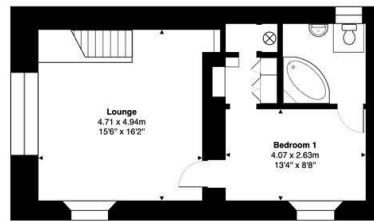


Gross Internal Area: 125.5 m<sup>2</sup> ... 1350 ft<sup>2</sup> (excluding garage)

All measurements are approximated for display purposes only and should be independently verified  
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www.matthillier.co.uk



**Ground Floor**  
Gross Internal Area: 78.0 m<sup>2</sup> ... 840 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 47.4 m<sup>2</sup> ... 510 ft<sup>2</sup>

## VIEWING

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

## COUNCIL TAX BAND

Band D

## ENERGY PERFORMANCE RATING

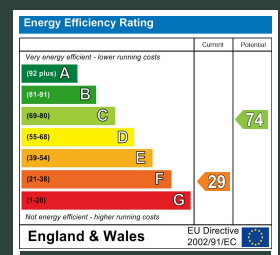
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