



Bell Cottage | Lockton, Pickering, YO18 7PY

Situated in the North York Moors National Park this charming traditional stone built detached cottage is located in the picturesque village of Lockton and retains many original features to include stripped wooden flooring and latch doors. The well presented and maintained accommodation which lies on two floors comprises Entrance Hallway, Sitting room with woodburning stove, kitchen diner, two bedrooms and bathroom. The garden is mainly laid to lawn with fencing and hedges to the

boundaries with established planting. Views over the village church and churchyard are enjoyed from the rear elevation.

The market town of Pickering is only a short driving distance away where a full range of shopping and recreational facilities can be found, as well as the renowned east coast of Whitby being approximately 15 miles north.

Internal viewing highly recommended.
No Onward Chain.



Guide Price £225,000

BoultonCooper

BC
Est. 1804

Bell Cottage I



Accommodation Comprises

Entrance Door

With wood canopy and tiled roof leads to :

Reception Hallway

With part wood panelling to walls, stairs to first floor landing, inset beam with hanging hooks, wall mounted electric heater, tiled flooring, latch door leading to attractive sitting room. Stairs to first floor landing,

Attractive Sitting Room

Charming brick feature wall, fireplace with tiled hearth and wood burning stove, exposed timbers to ceiling, tiled flooring, understairs storage cupboard, wall mounted electric heater, double glazed window to the front elevation with tiled window sill, fitted corner unit with display shelving and cupboard below. Display shelving to side chimney breast and additional built cupboard.

Dining Kitchen

Comprising Belfast sink with mixer tap over set within rolled edge work surfaces with tiled splash back, built in oven, four ring hob, wall and base units incorporating drawer compartments, exposed brick work, plumbing for automatic washing machine, part wood panelling to walls, exposed timbers to ceiling. Space for upright fridge freezer, two double glazed windows to the rear elevation, tiled flooring, display shelf, wall mounted electric heater. Pleasant views are enjoyed over the village church and churchyard.

First Floor Galleried Landing

With double glazed skylight window, wall mounted electric heater, exposed timber to ceiling.





Master Bedroom

With walk in airing cupboard with hanging space and shelving and hot water cylinder. Stripped wooden flooring, wall mounted heater, double glazed window to the front elevation.

Guest Bedroom

With stripped wooden flooring, wall mounted heater, double glazed window to the front elevation, access to roof space.

Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., part wood panelling to walls, wall tiling, double glazed skylight window, wall mounted electric heater,



Outside

Garden gate to the front and side with pathways and laid lawn together with attractive flower and shrubbery borders, seating area. Further pathway to the side of the property with lawn, flower bed, garden shed, log store, hedgerow and fencing to the boundaries.



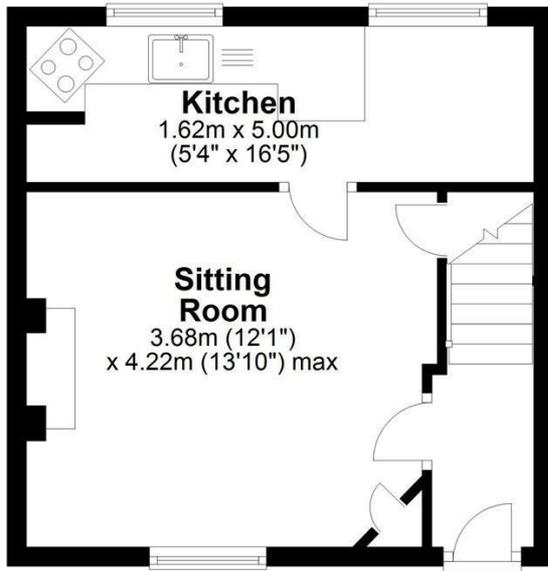
Services

Mains electric and water, septic tank drainage. Electric storage heaters provide the heating.

Bell Cottage |

Ground Floor

Approx. 28.1 sq. metres (302.8 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.8 sq. feet)



Total area: approx. 56.3 sq. metres (605.7 sq. feet)

Bell Cottage, Lockton

VIEWING

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

COUNCIL TAX BAND

Band C.

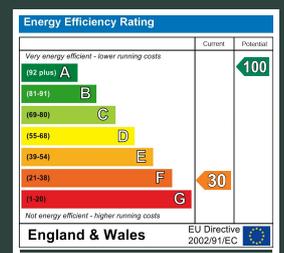
ENERGY PERFORMANCE RATING

F

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801