Honeystone Cottage 23, Park Street | Pickering. YO18 7AJ

Honeystone Cottage is an attractive Grade II listed character cottage being lovingly and sympathetically modernised and renovated to an extremely high specification offering beautiful accommodation throughout. The superbly appointed accommodation enjoys the benefit of an enclosed garden to the rear as well as parking space.
Situation in this highly sought after location and ideally located for amenities including schools as well as the home of the North York Moors Railway which the cottage overlooks, National Park and Dalby Forest. The coastal towns of Scarborough and Whitby are easily commutable. Pickering is an attractive traditional market town offering a good range of local and recreational facilities which are within walking distance of Honeystone Cottage.
Viewing is highly recommended.

Guide Price £300,000

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Accommodation Comprises

Entrance Door
Leads to:

Kitchen
11'9" x 5'6" (3.58m x 1.68m)
Housing a range of high quality units, Rangemaster sink with mixer tap over, wall and base units incorporatng drawer compartments, quartz worsurface wit splash back, built in Bosch oven with four ring hob and extractor canopy over, built in microwave, builtin fridge and dishwasher, window to the rear elevation with shutters, stable door leading to outside, terracotta flooring, spot lighting to ceiling and ladder style radiator.

Dining Room
11'8" x 11'5" (3.56m x 3.48m)
Solid wood flooring, feature fireplace with wooden mantle and stone hearth, coving to ceiling, central heating radiator, built in display cabinet, window to the front elevation with shutters.

Sitting Room
15'4" x 11'10" (4.67m x 3.61m)
Feature fireplace with brick surround, wooden mantle and stone hearth, log burning stove, sold wood flooring, ladder style radiator and additional radiator. Two windows to the front elevation with shutters, door to outside, stairs to first floor landing with access to roof space and built in cupboard over stairs.

First Floor

Landing

Bedroom One
12'1" x 11'9" (3.68m x 3.58m)
Central heating radiator, dado rail, secondary double glazed window

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to the front elevation with shutters.

Bedroom Two

11'11" x 10'10" (3.63m x 3.30m)

Central heating radiator, dado rail, secondary double glazed window to the front elevation with shutters.

Luxury Fitted Shower Room

Shower cubicle with shower unit and shower rose, pedestal wash hand basin, low flush w.c., part wood panelling to walls, partial tiling, traditional style radiator with towel rail, double glazed window to the rear elevation, built in cupboard.

Outside

Double gates lead to a gravelled area providing parking, bespoke wooden insulated outbuilding with plumbing for automatic washing machine, paved area and steps lead to raised terrace, further steps lead to gate giving access to laid lawn, raised border, flower/shrubbery beds, patio area, good sized garden shed.

NB

There is a right of way in favour of the adjoining cottages over the footpath to the rear of the cottage.

Services

Mains electricity, gas, water and drainage are connected.
Gas central heating.

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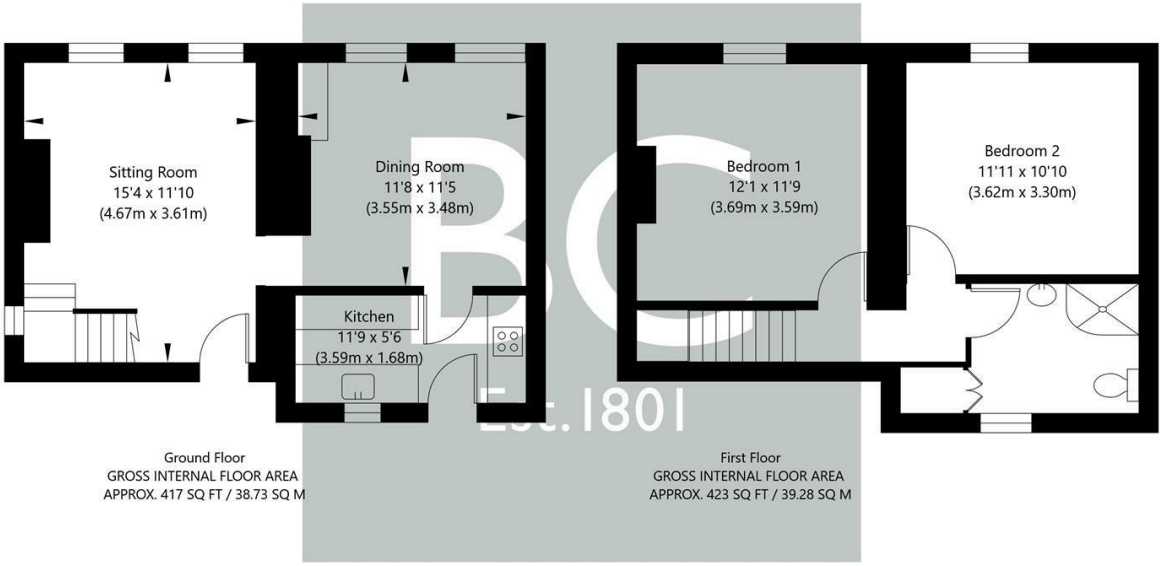
Honeystone Cottage, Pickering



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 840 SQ FT / 78.01 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

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

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

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