



1 Castlegate | Pickering, YO18 7AX

No 1 Castlegate, formerly Castlegate Tea Rooms, is a Grade II listed end terrace cottage situated in a superb location close to Pickering Castle and is within easy reach of the excellent local facilities which Pickering offers. The accommodation lies over two floors, the ground floor is converted to suit the requirements of the restaurant/tea rooms and

the upstairs to residential use. The versatile accommodation could be reverted back to full residential use offering three bedrooms and bathroom upstairs and two reception rooms and kitchen downstairs. Externally there are outbuildings, enclosed off road parking area and walled garden area with open southern aspect.



Guide Price £250,000

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ENTRANCE DOOR LEADS TO:

PORCH with door leading to:

RECEPTION ROOM

12'10" x 12'4" (3.91m x 3.76m)

Wall mounted storage heater, window to the front elevation, steps to inner hallway.

REAR RECEPTION ROOM

21'7" 9'4" max (6.58m 2.84m max)

With three windows and door to outside, exposed timbers to ceiling,

INNER HALLWAY

With door to outside and window to the rear. Staircase to first floor.

KITCHEN

14'4" max x 11'7" (4.37m max x 3.53m)

Housing a range of units comprising one and half bowl drainer sink unit set within roll edge worktops, further wall and base units incorporating drawer compartments with tiled splash-backs, display cabinet; exposed timbers to ceiling, extractor hood, window to the front elevation.

FIRST FLOOR

BEDROOM

18'3"x 11'9" (5.56mx 3.58m)

With feature cast iron fireplace and wooden surround. Wall mounted storage heater, window to the front elevation. Built in cupboard.

INNER LANDING





BEDROOM

13'11" x 12'3" (4.24m x 3.73m)

With window to front elevation, cast iron fireplace. Hot water cylinder.

REAR LANDING

With shower cubicle, pedestal wash hand basin, wall mounted heater. Steps to:

BATHROOM

With panelled bath, low flush w.c. Exposed timbers.

REAR BEDROOM OFF THE BATHROOM

11'0" x 8'4" (3.35m x 2.54m)

With wall mounted storage heater, window to rear elevation and exposed timber.

OUTSIDE

Gate leads to off road parking to the rear of the property (restricted in height due to height of gate). Two outside storage buildings. Paved area with flower/shrub border. Steps leading to gravelled area with borders offering low maintenance garden.

SERVICES

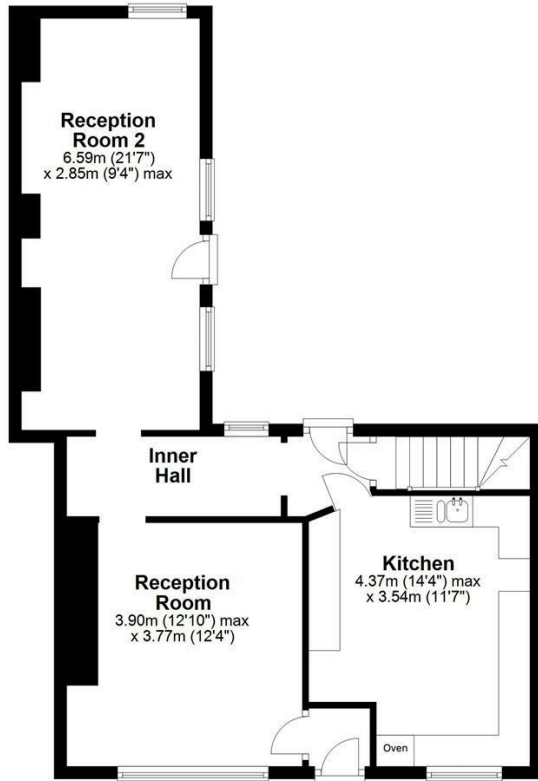
Electricity, water and drainage.



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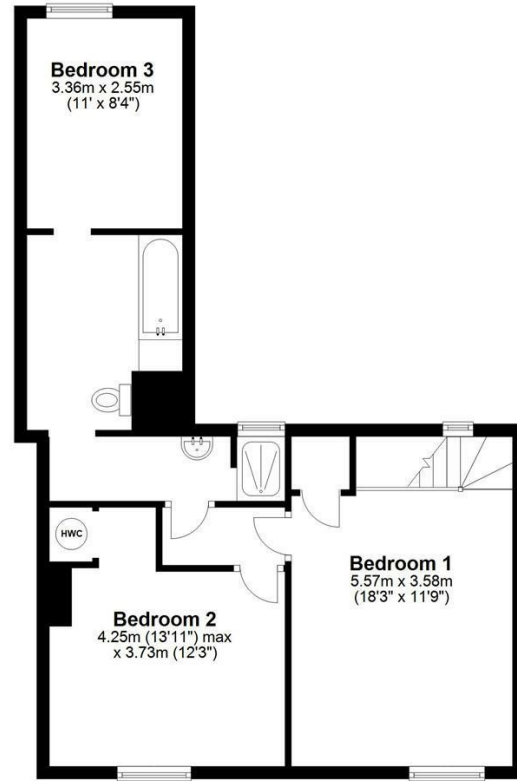
Ground Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



First Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



Total area: approx. 114.1 sq. metres (1227.8 sq. feet)

1 Castlegate, Pickering

VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX BAND

ENERGY PERFORMANCE RATING

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

t: 01751 472724

e: pickering@boultoncooper.co.uk

boultoncooper.co.uk



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