



## Barnstone House | Wrelton, Pickering YO18 8PG

Barnstone House is a lovely detached family home, well presented and offering well proportioned accommodation together with private rear garden, garage and parking. The property is situated within the village of Wrelton within a short driving distance or bus journey to the thriving market town of Pickering where a range of facilities are available.

The accommodation comprises, entrance porch and hallway, spacious sitting room with door leading to the garden area, good size kitchen opening into a dining/sitting area and conservatory which overlooks the private rear garden.

To the first floor there is a galleried landing, master bedroom with ensuite shower, two further bedrooms and family bathroom.

Good sized garden with varied and established planting, lawned and patio areas create a lovely quiet enclosed space. There is also access from the garden to the driveway and single garage.



**Guide Price £425,000**

**BoultonCooper**

**BC**  
Est. 1804

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## Accommodation Comprises

### Canopy Porch

To the rear gives access to entrance door leading to:

### Enclosed Porch

With tiled flooring, double glazed window, cupboard housing Worcester boiler and two further built in cupboards, door to:

### Reception Hallway

With understairs cupboard, coving to ceiling, central heating radiator, stairs to first floor landing and window.

### Spacious Sitting Room

14'2" x 24'5" (4.32m x 7.44m)

Having feature fireplace with wooden surround and coal effect gas fire, display cabinets, two central heating radiators, double glazed windows to the front and side elevations, double glazed patio doors leading to the rear garden.

## Kitchen

11'4" x 30' max including dining/sitting area (3.45m x 9.14m max including dining/sitting area)

Comprising stainless steel 1 1/2 bowl drainer sink unit with mixer tap over and set within rolled edge work surfaces with splash backs, built in oven, four ring hob and extractor fan, further wall and base units incorporating drawer compartments, central island, coving to ceiling, double glazed window to the front elevation, spot lighting.

## Dining Area/Sitting Area

With two central heating radiator, coving to ceiling, spot lighting, partial beams to ceiling, doors to conservatory.

## Conservatory

8'1" x 8'5" (2.46m x 2.57m)

Being double glazed with doors to outside.

## First Floor

### Galleried Landing

With double glazed window, coving to ceiling, central heating radiator, access to roof space.





### Master Bedroom

16'1" x 17'10" (4.90m x 5.44m)

With fitted wardrobes, double glazed windows to the front, side and rear, central heating radiator and coving to ceiling.

### En Suite

Comprising double shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., chrome heated towel rail, partial wall tiling, spot lighting.

### Bedroom Two

10'9" x 11'11" (3.28m x 3.63m)

With double glazed window to the front elevation, central heating radiator and coving to ceiling.

### Bedroom Three

12'2" x 6'5" (3.71m x 1.96m)

With double glazed window to the front elevation, rolled edge work surfaces and drawer compartments.

### Family Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, wooden flooring, central heating radiator, coving to ceiling, spot lighting and built in cupboard having shelving.

### Outside

Gravelled driveway leads to SINGLE GARAGE 9'10" x 19'4" with up and over door, light and power, gate leads to attractive walled rear garden with patio areas, laid lawn, pond, further paved area, flower and shrubbery borders, greenhouse, garden shed, additional patio to the extreme rear, outside tap and summer house.

N.B. The driveway is shared with neighboring property.

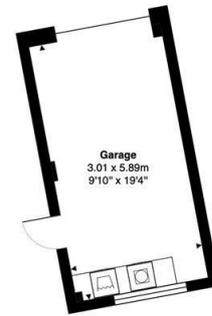
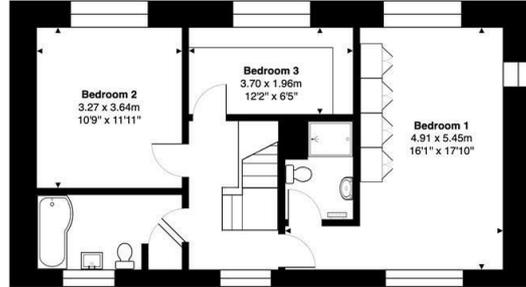
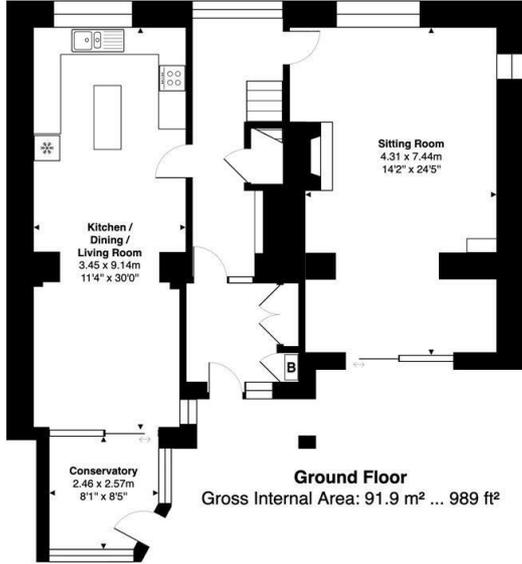
### Services

Mains gas, electricity, water and drainage.



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Gross Internal Area: 149.7 m<sup>2</sup> ... 1612 ft<sup>2</sup> (excluding garage)

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

Strictly by appointment with the agents.

## COUNCIL TAX BAND

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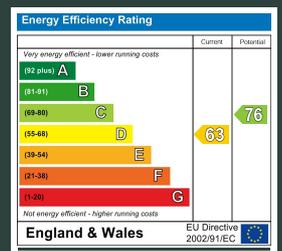
## ENERGY PERFORMANCE RATING

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