



Orwell Cottage, Church View | Lockton, YO18 7PX

Orwell Cottage is a delightful and deceptively spacious cottage situated in the picturesque village location of Lockton just a few miles north of the market town of Pickering within the North York Moors National Park. The property offers comfortable and well appointed accommodation being beautifully presented throughout, together with an enclosed patio and seating area to the rear and garage. The accommodation is open plan in

design to the downstairs comprising kitchen, dining area and sitting room, together with a reception hallway and cloakroom. To the first floor there are three good sized bedrooms (one with wash hand basin and shower cubicle) and family bathroom. The property is offered with no upward chain
Internal Viewing Highly Recommended.



Guide Price £237,500

BoultonCooper

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Est. 1804

Orwell Cottage, Church View | Lockton



Accommodation comprises

Entrance Door

leads to:

Reception Hallway

With wall mounted electric heater, dado rail, coving to ceiling, understairs storage cupboard.

Cloakroom

Comprising wash hand basin, low flush w.c., tiled splash backs, extractor fan, coving to ceiling.

Open Plan Kitchen, Dining and Sitting Area

Kitchen

11' x 10'7" (3.35m x 3.23m)

Housing a range of shaker style units comprising single drainer sink unit set within rolled edge work surfaces with mixer tap over, wall and base units incorporating drawer compartments with complimentary wall tiling, plumbing for

automatic washing machine, space for dishwasher and undercounter fridge, four ring hob with extractor fan over, built in oven, display shelving, double glazed window to the front elevation,

Dining Area

15'4" x 9' (4.67m x 2.74m)

With wall mounted electric heater, double glazed window to the rear elevation, archway to sitting area.

Sitting Area

15'3" x 12'9" (4.65m x 3.89m)

With feature fireplace having wooden mantle, tiled hearth, multi burning stove, dado rail, coving to ceiling, double glazed patio doors leading to the rear courtyard garden.

First Floor

Landing

Dado rail, coving to ceiling and useful built in cupboard. Double glazed window.





Bedroom One

10'5" x 9'11" (3.18m x 3.02m)

With double glazed window to the front elevation, fitted wardrobes, shower cubicle with shower unit, vanity unit with inset wash hand basin and cupboards below, wall mounted electric heater.

Bedroom Two

12'7" x 11'5" (3.84m x 3.48m)

Double glazed window to the rear elevation, wall mounted electric heater.

Bedroom Three

14' max 12' min x 9'2" (4.27m max 3.66m min x 2.79m)

Double glazed window to the rear elevation, wall mounted heater.

Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., chrome heated towel rail, spot lighting, mirror with strip light over having shaver point and partial wall tiling.

Outside

Enclosed Courtyard garden to the rear being paved with raised flower/shrubbery bed and retaining stone wall, garage.

Services

Mains electricity and water.
Septic tank.

Business Rates

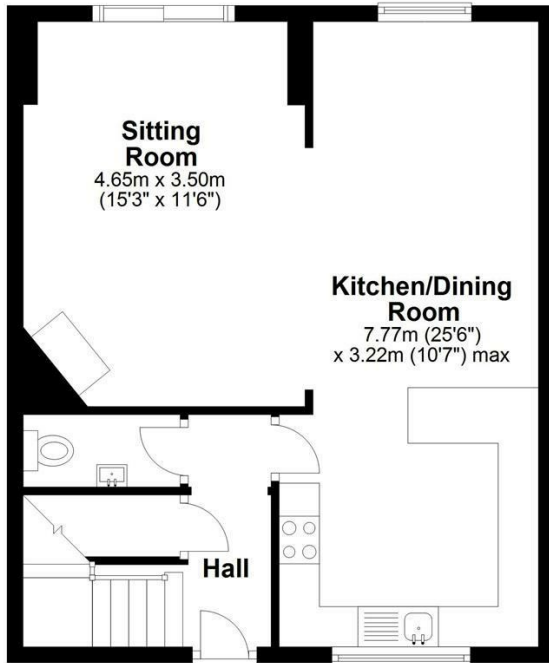
This property is presently operated as a holiday cottage so is business rated. For full details prospective purchasers need to contact the Local Authority which is Ryedale District Council, Malton.
Tel: 01653 600666.



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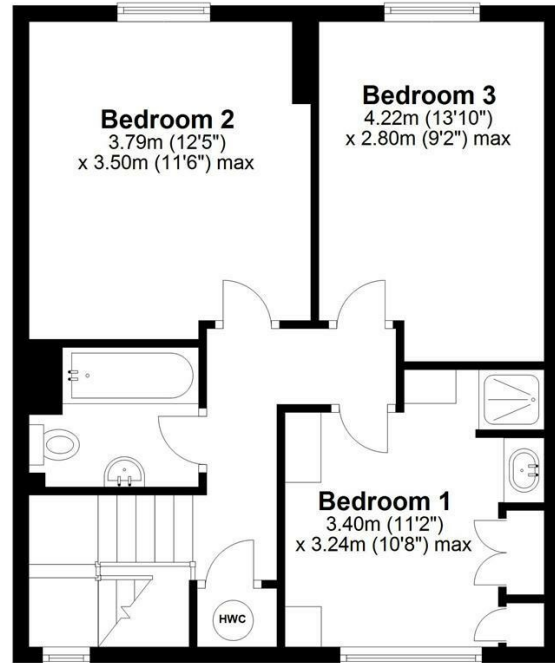
Ground Floor

Approx. 49.7 sq. metres (535.2 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.2 sq. feet)



Total area: approx. 99.4 sq. metres (1070.4 sq. feet)
1 Church View, Lockton

VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

ENERGY PERFORMANCE RATING

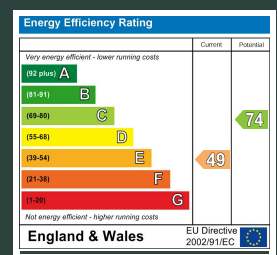
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