

# ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



## MARTON HOUSE, 5 PIPERS ACRE, PICKERING, YO18 8NZ

An individually designed town house standing proudly at the end of a highly regarded close

Entrance Hall	Dining Room	Three Further Bedrooms	Attached Garage
Dining Kitchen	Sitting Room	(Master En Suite)	Garden
Utility Room	Ground Floor Bedroom 4	House Bathroom	Outbuildings
Boot Room	(En Suite Bathroom)	Gas Central Heating	Drive Parking
Cloakroom	Garden Room	Double Glazing	EPC Rating C

**PRICE GUIDE £575,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Pipers Acre is a highly regarded close located but a five minute westerly walk from the amenities and market place of Pickering. It is a quiet development of six quite different looking, yet sizeable, detached houses and bungalows that were built in the 1990's on the grounds of the historically significant Swainsea House that stands prominently at the entrance to the street. The current owners family commissioned the build and it has been in their ownership since.

Marton House stands at the end of Pipers Acre with a Southerly front aspect. This detached house is most noticeable for its floor to ceiling glazed wall in the middle of the front facade that drenches the dining room and the galleried landing above with light. The house itself offers accommodation over two floors with a dining kitchen, sitting room, and flamboyant dining room. The ground floor also has a garden room and a further reception room that has been utilised as a ground floor bedroom with its own en suite bathroom. Off the kitchen there is also a separate utility room, boot/store room and access to the garage. Up the turned wooden staircase there are three further double bedrooms with the master having its own walk in closet and en suite bathroom. There is an additional house bathroom to serve the other two bedrooms.

Outside there is a brick set drive offering parking for numerous vehicles and a lawned garden that wraps around the house.

## General Information

**Location:** Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton has a train station with regular links to the City of York and the London to Edinburgh service beyond. Pickering has an active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

**Services:** Mains water, gas and electricity are connected. Connection to mains drains. Solar Panels.

**Council Tax:** We are informed by North Yorkshire Council that Marton House falls into band G

**Tenure:** We are advised by the Vendors that the property is freehold and vacant possession will be given upon completion.

**Directions:** Travelling into Pickering from a Westerly (Kirkbymoorside) direction take the first available left turn, after the Middleton Petrol Station onto Middleton Road. Continue for approximately half a mile with Pipers Acre being located on the left hand side and Marton House positioned at the end of the close. What3Words: wires.backers.wimp

**Viewing Arrangements:** Strictly by prior appointment through the Agents:

Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034





# Accommodation

## Ground Floor

Approx. 151.2 sq. metres (1627.8 sq. feet)



## First Floor

Approx. 109.1 sq. metres (1174.7 sq. feet)



Total area: approx. 260.4 sq. metres (2802.4 sq. feet)

**5 Pipers Acre, Pickering**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

ROUNTHWAITE & WOODHEAD