

## VIVERS MILL COTTAGE, MILL LANE PICKERING



**A grade II listed character cottage, peacefully located on the fringes of the town.**

Just over 1,000 square feet of accommodation  
Living Room – Utility & Cloakroom – Kitchen – Sitting Room  
Two double bedrooms – House bathroom  
Sheltered courtyard garden  
Off-street parking  
No Onward Chain

**GUIDE PRICE £285,000**

**A rural cottage within easy walking distance to the centre of the town. Vivers Mill Cottage occupies a peaceful position off Mill Lane on the very southern edge of the town.**

A character property, Vivers Mill Cottage forms part of the original mill buildings and provides a good range of well-proportioned rooms and a flexible layout of accommodation.

In total the accommodation amounts to just over 1,000 square feet and in brief comprises the following: large living room which has a triple aspect and French windows which open out onto the garden. Galley kitchen with separate utility and cloak room and a further large reception room to the far end. Upstairs are two double bedrooms and the house bathroom.

The cottage has a sheltered and partially walled garden to the south facing aspect, largely hard landscaped there are a number of mature herbaceous shrubs and double gates which lead off the lane onto the private parking area.



Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sport centre, restaurants, public houses and an array of retailers. Vivers Mill Cottage is located off Mill Lane, just on the southern post edge of the town. The cottage is located down a private track.

## ACCOMMODATION COMPRISES

### LIVING ROOM

6.75 m (22'2") x 4.00 m (13'1")

French windows with full height windows to both sides, opening out onto the south facing stone terrace. Yorkshire sliding sash window to one side and a further casement window to the other side. Two radiators. Cast iron multifuel stove set in a stone fireplace with carved timber surround and mantle. Wall light point. Exposed beams. Feature recess.



### UTILITY AREA

Wall mounted gas fired Vaillant central heating boiler.

### CLOAKROOM

1.50 m (4'11") x 1.40 m (4'7")

Low flush WC. Pedestal wash handbasin. Casement window to the side. Airing cupboard housing hot water cylinder with slatted shelving.

### KITCHEN

4.10 m (13'5") x 2.28 m (7'6")

Fitted range of base and wall cabinets with a marble effect worktop, incorporating a single bowl stainless steel sink unit with mixer tap. Electric cooker point. Windows to both sides. Tiled splashback. Tiled floor. Radiator.



### SITTING ROOM

4.10 m (13'5") x 4.00 m (13'1")

Yorkshire sliding sash window to the side with window seat. Three windows to the western elevation. Open fire with a tiled hearth. Pair of fitted fireside recesses with shelving. Television point. Radiator. Beam ceiling. Stairs to the first floor with a pair of under stairs fitted storage cupboards. Cupboard housing electric fuses. Telephone point.



## FIRST FLOOR

### BEDROOM ONE

4.72 m (13'6") x 4.00 m (13'1")

Pair of Yorkshire sliding sash windows to both sides with deep sills. Television point. Telephone point. Fitted wardrobes. Radiator. Loft inspection hatch.



### BATHROOM

2.97 m (13'1") x 1.58 m (5'2")

Bath with electric shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Tiled surround. Yorkshire sliding sash window to the side. Casement window to the rear.



### BEDROOM TWO

4.00 m (13'1") x 2.85 m (9'4")

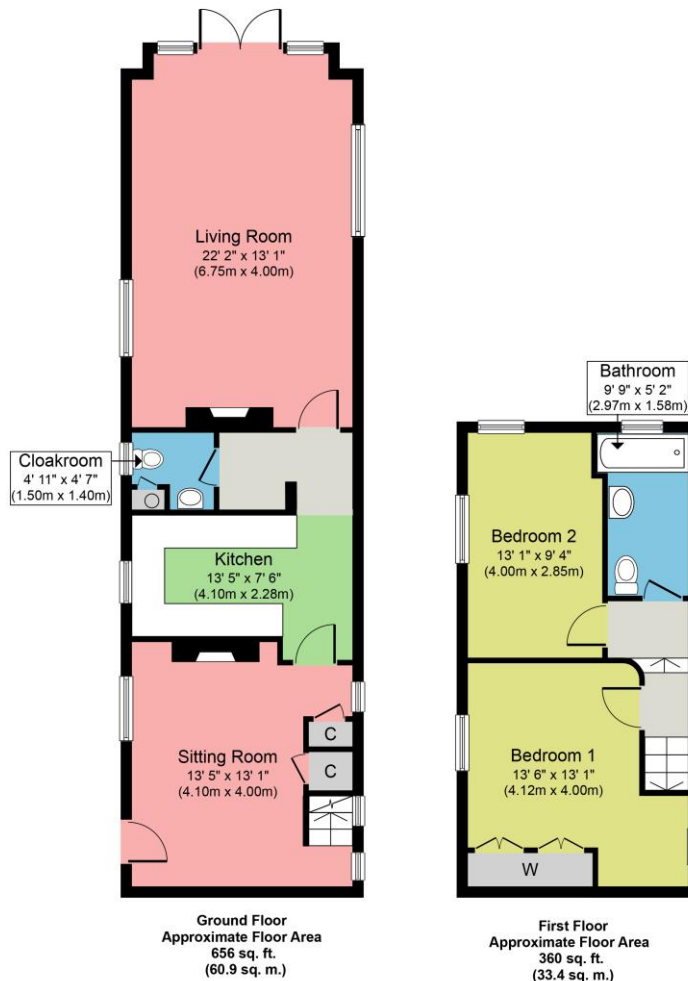
Yorkshire sliding sash window to the side. Casement window to the front. Radiator. Loft inspection hatch.



## OUTSIDE

Vivers Mill Cottage is approached off a small lane, with a timber five bar gate opening into an enclosed courtyard area, on which there is off street parking for one vehicle. The courtyard area is sheltered to all sides with a large, paved patio area to one side, with doors which open out onto it from the living room. A useful storage shed stands to the side and a high hand gate gives access around to the side. To the rear is a slim patch of ground, currently a flower and shrub border which runs up to the side door. There is pedestrian access over the shared gravelled courtyard around to Mill Lane.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V860 Ltd 2024 | www.houseviz.com

## GENERAL INFORMATION

Services: Mains water, drainage and electricity. Central heating is gas-fired  
 Council Tax: Band C.  
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
 Planning: Ryedale District Council, Ryedale House, Malton, YO17 7HH. Tel: 01653 600666.  
 Viewing: Strictly by appointment with the Agent's Pickering office.  
 Post Code: YO18 8DJ

## ADDITIONAL INFORMATION

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property*

C025 Printed by Ravensworth 01670 713330