

## MARCH COTTAGE MIDDLETON, PICKERING



### Detached village property with versatile accommodation, manageable grounds and parking.

Just under 2,000 square feet of accommodation

Dining Kitchen with Pantry – Studio/Garage/Utility - Living Dining Room – Cloakroom –Sitting Room  
Master bedroom with dressing room and shower room - two further double bedrooms – House bathroom

Sheltered courtyard garden

Off-street parking

No Onward Chain

### GUIDE PRICE £365,000

**A detached period cottage with modern accommodation, easy to care for grounds and private parking, situated in the heart of Middleton.**

The house provides almost 2,000 square feet of space and offers a good degree of versatility with the layout of the accommodation. In brief; to the ground floor, farmhouse kitchen with separate pantry and the large adjoining studio with garage doors out to the front which would serve well as a utility space, garage or could be incorporated into the existing living accommodation. At the centre of the cottage is the dining room with study area and cloakroom and at the far end lies the triple aspect sitting room with open fire.

Upstairs is a large library style landing with fitted storage, the master bedroom with adjoining dressing room and en-suite. There are two further bedrooms and the main house bathroom.

The cottage has a low maintenance patio garden to the front, with space for a seating area and potential to create a sheltered garden area. There is parking for up to two vehicles at the front.



Middleton is a small village on the western periphery of the market town of Pickering. The property is just situated within the North York Moors National Park. The village is only one and a half miles from the centre of Pickering and has a post office/tea shop and a petrol filling station which also has a convenience store. Additional local facilities are available in the town, schooling from infants up to secondary including leisure centre, swimming pool and the Memorial Hall arts venue.

## ACCOMMODATION COMPRISSES



### DINING KITCHEN

6.38 m (20'11") x 4.83 m (15'10")

Range of fitted base and wall units with granite effect worktops, incorporating a one and a half bowl stainless steel sink unit with mixer tap. Integrated electric oven and grill. Integrated four ring gas hob with extractor overhead. Island unit with butcher block worktops and breakfast bar seating. Tiled floor with underfloor heating. Coving. Recessed ceiling lights. Pair of windows to the rear. Square bay to the front with seating area. Cupboard housing the gas fired central heating boiler. Pantry with fitted shelving and quarry tiled floor. Door to the front.



### WORKSHOP/GARAGE/STUDIO

5.80 m (19'0") x 4.60 m (15'1")

Pair of timber glazed double doors to the front. Door to the front. Windows to the front and rear. Belfast sink unit. Vaulted ceiling with exposed beams. Radiator.



### LIVING & DINING ROOM

5.36 m (17'7") x 5.32 m (17'5")

Casement windows to the front and rear. Panelled front door. Radiator. Slate floor. Coving. Stairs to the first floor with fitted under stairs cupboard. Pair of radiators. Recessed ceiling lights.





#### SITTING ROOM

7.90 m (25'11") x 3.68 m (12'1")

Triple aspect with windows to the front side and rear with additional secondary glazing. Joiner built fitted shelving and storage units. Television point. Two radiators. Open fire with a decorative cast iron surround, stone hearth and matching mantle. Coving.



#### CLOAKROOM

2.78 m (9'1") x 0.90 m (2'11")

Low flush WC. Wall hung wash hand basin. Window to the rear. Chrome heated ladder towel rail.

#### FIRST FLOOR

##### LIBRARY LANDING

Stained glass window to the half landing. Coving. Loft inspection hatch. Casement window to the front elevation. Radiator. Range of fitted storage.

##### BEDROOM ONE

4.92 m (16'2") x 3.62 m (11'11")

Pair of casement windows to the front elevation with secondary glazing. Pair of heritage style column radiators to the front. Television point. Wall light point. Fitted storage cupboards. Loft inspection hatch.



##### DRESSING ROOM

2.40 m (7'10") x 1.80 m (5'11")

Casement window to the side elevation. Radiator.



#### EN-SUITE SHOWER ROOM

2.50 m (8'2") x 1.72 m (5'8")

Corner shower cubicle with tiled surround. Low flush WC. Wall hung wash hand basin. Bidet. Vertical radiator. Recessed ceiling lights. Extractor fan. Casement window to the rear. Fitted storage cupboard. Tiled walls to part.



#### BEDROOM TWO

4.55 m (14'11") x 3.67 m (12'0")

Radiator. Casement window to the front. Fitted wardrobe.



#### BEDROOM THREE

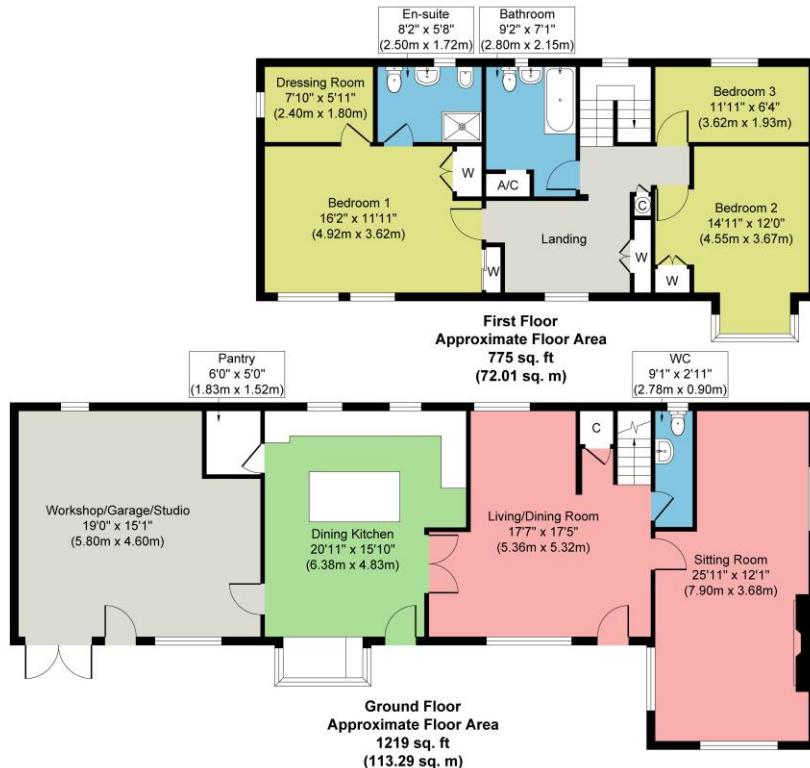
3.62 m (11'11") x 1.93 m (6'4")

Radiator. Casement window to the rear with secondary glazing. Fitted storage cupboard.



#### OUTSIDE

The property is approached through tall timber double gates, and a tarmac drive runs across the front of the cottage to the parking area. To the immediate front is a low maintenance garden area.



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.

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## GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity. Central heating is gas-fired

Council Tax: Band F.

EPC: Current E/49 Potential C/76

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 8PA

## 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*

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