Laurels & Laurel Cottage, Pickering, YO18 7LE

Price Guide £449,000

SET IN APPROXIMATELY 2/3rds OF AN ACRE. THE LAURELS AND LAUREL COTTAGE - OFFERING 5 BEDROOM ACCOMMODATION.

COMPREHENSIVELY RESTORED AND RENOVATED VILLAGE HOUSE WITH IMMACULATELY DESIGNED AND STYLISH COTTAGE ANNEX.

A comprehensively restored and renovated village house with immaculately designed and stylish cottage annex together with outbuildings, stable, timber lodge and large garden in all extending to approximately of an acre. The Laurels and Laurel Cottage provide a superb family facility offering a good degree of flexibility on use either as an annex, “granny flat” or as a holiday let. The accommodation within the principal house comprises an entrance vestibule, well proportioned sittingroom, good sized separate diningroom and fitted kitchen on the ground floor plus three bedrooms and bathroom at first floor with the separate cottage providing an eyecatching kitchen/living room, two bedrooms, each with en suites. Both the house and the cottage have been extensively renovated and now provide comfortable, well appointed and presented accommodation with the benefit of full central heating and uPVC double glazing throughout.

Laurel House is nicely situated in the centre of the village fronting onto, but set well back from a quiet village street. The gardens and grounds have been immaculately maintained and provide parking space for several vehicles including caravans/trailers etc.

Wilton is a quiet and pleasant traditional rural/farming village next to the well known village of Thornton le Dale. It lies at the foot of the North York Moors National Park within easy reach of Scarborough and the coast. Footpaths and bridleways into the surrounding countryside abound.
**FLOORPLAN 1.**

**FLOORPLAN 2.**

**THE LAURELS.**

**THE ACCOMMODATION**

**ENTRANCE VESTIBULE**
With uPVC front door, panelled internal doors and oak trim, radiator and useful storage cupboard.

**SITTING ROOM**
14'8" x 13'9" (4.47 x 4.19)

East facing uPVC casement window and west facing french doors opening onto patio with side windows, deep window boards, chimney breast containing feature open fire with tiled inset, wood lintel and cast iron log burner on tiled hearth.

**DINING ROOM**
13'9" x 9'11" (4.19 x 3.02)

Front facing uPVC window with window seat, dado rail, radiator, oak trim and turned staircase to first floor.

**KITCHEN**
13'0" x 9'10" (3.96 x 3.00)

An immaculate fitted kitchen with double south facing sliding patio doors opening onto sun terrace, full range of base units with work surface over, matching wall mounted fittings, stainless steel sink unit, plumbing for washer and dryer, Samsung four ring ceramic hob and stainless steel fitted oven, radiator, Modern Worcester gas fired combi boiler. WALK IN cloaks cupboard with shelving.

**FIRST FLOOR**

**LANDING**
With stairwell and roof light. Two radiators.
BEDROOM ONE
10'10" x 10'5" maximum (3.30 x 3.18 maximum)

Front facing uPVC window overlooking the garden. Radiator and large walk in dressing room/wardrobe with hanging rails and shelving.

BEDROOM TWO
12'9" x 10'0" (3.89 x 3.05)
South facing uPVC window overlooking side garden, radiator.

BEDROOM THREE
13'10" x 7'0" (4.22 x 2.13)
Front facing uPVC window overlooking garden. Radiator.

BATHROOM
'L' shaped with matching suite comprising panelled bath, wash basin in vanity unit, w.c., radiator, uPVC window and thermostatic shower fitting to bath. Full height fitted linen cupboard; extractor fan.

LAUREL COTTAGE.

OPEN PLAN KITCHEN
20'5" x 12'6" (6.22 x 3.81)

WITH LIVING ROOM.
A stylishly designed and eye catching living kitchen with feature arched cross beam, double sliding patio doors opening into loggia, rear and front facing windows, dedicated sitting area with radiator and full height cupboard housing the Worcester combi boiler. Thoughtfully designed KITCHEN with cupboard and drawer base units, matching wall mounted cupboards and cabinets, peninsula breakfast bar, Samsung four ring ceramic hob with extractor unit over and stainless steel electric oven, stainless steel sink unit, additional full height shelved larder cupboards and WALK IN UTILITY AREA with services for washer, dryer, work surface and wall mounted cupboards.

BEDROOM ONE
11'8" x 10'8" (3.56 x 3.25)
size excludes full range of fitted wardrobes.
A decent size double bedroom with two south facing uPVC windows overlooking the garden, fitted dressing table.
EN SUITE BATHROOM
With matching suite comprising panelled bath with mixer tap shower fitting, wash basin in vanity unit, w.c.; radiator, extractor, rooflight, wall mounted cabinets and mirror.

BEDROOM TWO
With uPVC window, radiator.

EN SUITE
Wash basin, w.c., shelving unit, radiator, extractor fan and mirror.

SUN LOGGIA
With terrace and cabin. An imaginatively designed addition which is an integral part of the enjoyment of the living space in the summer months providing a covered area approximately 19'6" x 11'6" with concrete base and timber built cabin used in conjunction with the loggia area.

GARDENS AND GROUNDS
Laurel House and Cottage occupy a large site with substantial front garden contained within a traditional stone wall enclosing shaped lawns with shrubs, beds and ornamental trees. A wide gravelled driveway leads into a large gravelled turning and parking area providing space for several vehicles plus caravan hardstanding. Both house and cottage have their own adjacent garden areas. An additional large rear garden provides complete seclusion and contains many features around a large central lawn with additional hardstanding, gravelled sitting out area, cultivated vegetable plot, greenhouse and gazebo.

CABIN
15'11" x 12'6" (4.85 x 3.81)
Located in the rear garden. A purpose made timber cabin with clad walls, light and power, sink with cold water supply and basic fittings. This provides a useful over night "put me up" facility in conjunction with adjoining shed with lavatory and wash basin.
General outbuildings include:
PURPOSE BUILT timber frame and clad workshops on concrete base with light, power and workbenches.
FORMER STABLE now utilised as an implement store, additional lock up store and hardstanding.

SERVICES
Water, electricity and drainage.
LPG fired central heating.

VIEWING
By appointment with the vendors via the Pickering Office.

COUNCIL TAX
We are advised that the properties lie in: The Laurels Band D and Laurel Cottage Band A (The annex qualifies for 50% reduction in council tax if family members are in residence).
LOCAL AUTHORITY: Ryedale District Council, Ryedale House, Malton. Tel: 01653 600666.