

## MANOR COTTAGE AISLABY, NEAR PICKERING



**Period cottage with well proportioned accommodation large south facing garden and ample off street parking.**

Extended accommodation comprises: sitting room, living/dining room and large breakfast kitchen  
Three double bedrooms, including one with en-suite and a house shower room.

Sunny, Southerly Aspect Garden at the rear with useful timber stable block

Ample off street parking

Gas fired central heating

## OFFERS IN THE REGION OF £215,000

Constructed from traditional stone and under a pan tile roof Manor Cottage is a quirky family house providing a surprising level of accommodation, good sized south facing gardens, large parking area and useful stable block, all in a village setting. The cottage largely dates back some 250 years and has a wealth of period features including beamed ceilings and stone flagged floors to part, although the accommodation was re-modelled several years ago to create a large, south facing, breakfast kitchen and third bedroom with ensuite on the First Floor.



The well-proportioned accommodation briefly comprises; Entrance vestibule, sitting room with multi fuel stove, living/dining room and a large breakfast kitchen with French windows opening out onto the garden at the rear. To the first floor is a family bathroom and three bedrooms all of which are doubles and one having the benefit of ensuite shower room.

The lengthy south facing garden is largely laid to lawn and has a variety of mature plantings and trees. To the far end is a large gravelled parking area. There is a useful detached timber stable block, comprising of two loose boxes and tack/feed room.



Aislaby is a small village on the A170 some three miles to the west of the historic market town of Pickering. Pickering is 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. Further amenities and mainline rail services are available in the market town of Malton 14 miles distant and the Historic City of York is 32 miles distant.

## **ACCOMMODATION COMPRISES**

### **FRONT DOOR**

Painted front door

### **ENTRANCE VESTIBULE**

1.50 m(4'11") x 1.10 m(3'7")

Stone flagged floor. Exposed stone walls. Gas metre concealed in fitted unit.

### **DINING ROOM**

5.05 m(16'7") max x 4.67 m(15'4")

Casement window to the front. Cast iron multi fuel stove set in original stone alcove with carved stone surround and mantel. Fireside fitted alcoves with shelving. Stone flagged floor. Beamed ceiling. Television point. Stairs to the First Floor. Radiator. Fitted under stairs cupboard.



### **SITTING ROOM**

5.12 m(16'10") x 2.98 m(9'9")

Casement window to the front. Internal window to the kitchen with window seat. Radiator. Beamed ceiling. Open fireplace with cast iron insert and timber mantel.



**BREAKFAST KITCHEN**

7.00 m(23'0") x 2.71 m(8'11")

Cream fitted base and wall units with solid butcher block work tops incorporating stainless steel single bowl sink unit with mixer tap. Four ring Electric Range oven with matching hood overhead. Tiled splash back, Tiled floor. Windows to the rear and French windows opening out onto the rear patio.



**FIRST FLOOR**

**LANDING**

Loft access hatch. Radiator. Sime gas fired central heating boiler.

**BEDROOM ONE**

4.57 m(15'0") max x 3.25 m(10'8")

Two casement windows to the front. Radiator. Exposed stone

walls. Television point. Painted beamed ceiling.

**BEDROOM TWO**

3.40 m(11'2") x 3.18 m(10'5") + 2m x 1m

Casement window to the front with window seat. Radiator. Telephone point. Beamed ceiling.

**BEDROOM THREE**

5.51 m(18'1") x 2.76 m(9'1")

Two casement windows to the rear overlooking the garden. Television point. Feature alcove with stone sill. Radiator.

**EN-SUITE SHOWER ROOM**

2.76 m(9'1") x 1.42 m(4'8")

Tiled floor. Casement window to the rear. Double width walk in shower cubicle with natural stone tiling and chrome shower attachment. Extractor fan. Radiator. Low flush WC. Wash hand basin. Window to the rear.

**HOUSE BATHROOM**

2.16 m(7'1") max x 1.51 m(4'11")

Walk in shower cubicle. Low flush WC. Pedestal wash hand basin. Alcove with fitted shelving. Radiator.

**OUTSIDE**

Manor Cottage is approached off a private driveway leading off the Main Street. To the far end of the lengthy garden is a gravelled parking area, with ample space for a number of vehicles to park and turn. Immediately to the rear of the property is a raised stone patio area, south facing and very private. Steps lead down to the lawned garden, which is of a good size and again faces south. A gravelled pathway to the side leads down to the timber stable block and beyond to the parking area. There is an outside water supply.



**STABLE BLOCK**

Timber construction.

**LOOSE BOX**

3.60 m(11'10") x 2.52 m(8'3")

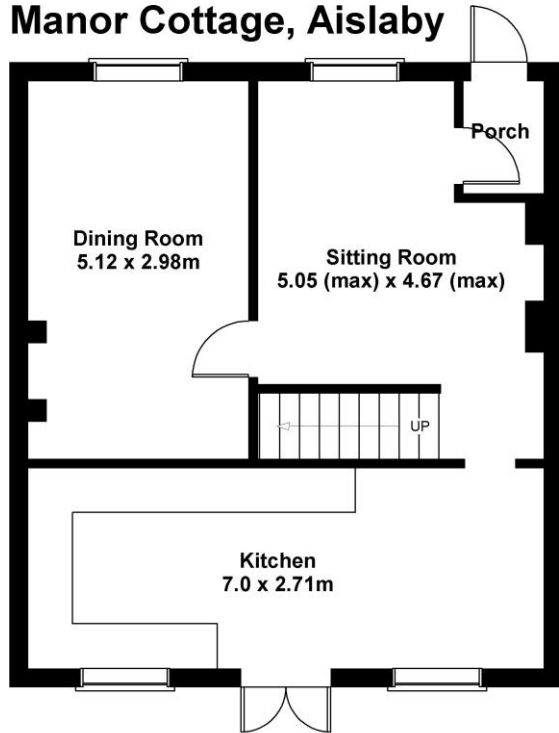
**LOOSE BOX TWO**

3.60 m(11'10") x 2.52 m(8'3")

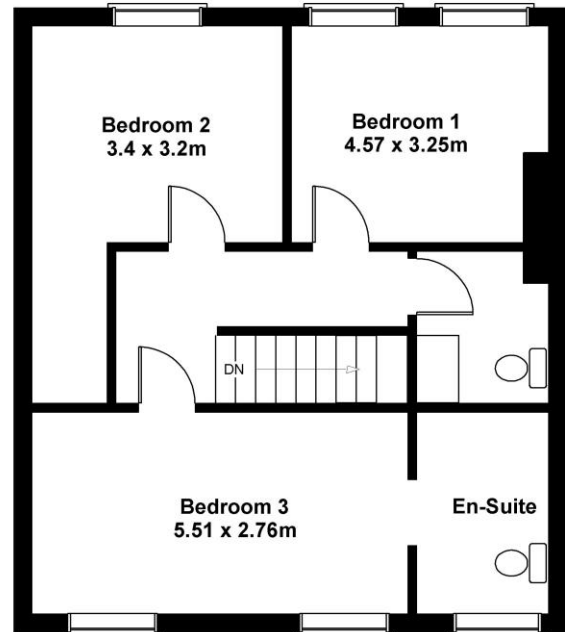
**TACK ROOM**

3.60 m(11'10") x 2.20 m(7'3")

## Manor Cottage, Aislaby



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
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### **GENERAL INFORMATION**

Services: Mains water, drainage, gas and electric.  
Council Tax: Band B.  
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
Viewing: Strictly by appointment with the Agent's Pickering office.  
Post Code: YO18 8PE

### **ADDITIONAL INFORMATION**

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. 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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