An exceptional detached cottage, recently completed to an excellent standard by a well respected local builder, providing versatile accommodation with gardens, parking & double garage.

Entrance hall, open-plan living / dining room, kitchen, inner hall, utility room, ground floor bedroom and shower room, first floor landing, two further double bedrooms & house bathroom. Gas central heating (underfloor downstairs) & double glazing. Choice of internal fittings (subject to timescale).

GUIDE PRICE £435,000
DESCRIPTION

Blacksmiths Cottage is a prime example of new build housing at its best. Set within the Aislaby Conservation Area, the property has been constructed to the highest of standards and blends seamlessly with the Grade II Listed neighbouring cottages. Work has been carried out by Atkinson Builders of Pickering and joinery is by local craftsmen, S. Taylor & Son.

The property provides a versatile layout with two first floor bedrooms and a further bedroom suite to the ground floor. The focal point of the cottage is the superb open-plan living space with fully glazed gable and direct access into the garden. Subject to timeframe, there is the opportunity for the purchaser to choose their own kitchen and bathroom fittings, to a specified pc sum.

Other features within Blacksmiths Cottage include a solid oak staircase, underfloor heating to the ground floor, high quality double glazed windows and doors in timber as well as an oak front door.

Approached via a gated, gravelled driveway, there will be ample space to park and an open fronted double garage (yet to be constructed) with green sedum roof, set into the bankside. The gardens will be landscaped and enjoy a very pleasant view across a valley meadow.

LOCATION

Aislaby is a popular and conveniently located village situated only two and a half miles west of Pickering. The village is set along the A170 although Blacksmiths Cottage occupies a very private position set away from the main road. Pickering is a popular market town with a full and varied range of amenities and is home to the North York Moors steam railway. The market towns of Kirkbymoorside and Helmsley are also within easy reach, further west and the beautiful countryside of the North York Moors National Park is only a short distance to the north.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Oak front door with glazed side panels. Oak staircase to the first floor. Casement window to the front.

OPEN-PLAN LIVING / DINING ROOM
6.8m x 5.4m (22’4” x 17’9”)
Vaulted ceiling to the living area with stunning, full height glazed gable looking over the garden. Provision for a wood burning stove. Two sets of French doors, one to the front and one to the rear. Casement window to the front and one to the rear.

KITCHEN
3.4m x 2.9m (11’2” x 9’6”)
Open onto the open-plan living area. Casement window to the rear. Choice of kitchen fittings, subject to timescale (pc sum £6,000).

INNER HALL
Cupboard housing the underfloor heating manifold and electricity consumer unit.

UTILITY ROOM
2.4m x 2.4m (7’10” x 7’10”)
Half-glazed door and casement window to the rear. Choice of fittings, subject to timescale (pc sum £2,000).

SHOWER ROOM
2.4m x 1.8m (7’10” x 5’11”)
Casement window to the rear. Choice of fittings, subject to timescale (pc sum £2,000).

BEDROOM THREE
4.3m x 3.0m (14’1” x 9’10”)
Vaulted ceiling. Casement window to the side. French doors to the rear.

FIRST FLOOR

LANDING
Velux roof light and two casement windows to the front. Cupboard housing the unvented hot water cylinder.

BEDROOM ONE
5.4m x 3.6m (17’9” x 11’10’’)
Two Velux roof lights to the front and one to the rear. Casement windows to the front and rear. Feature window in gable end overlooking the garden.

BEDROOM TWO
4.0m x 3.3m (13’1” x 10’10’’)
Two Velux roof lights to the rear. Casement windows to the side and rear.

HOUSE BATHROOM
2.8m x 2.7m (max) (9’2” x 8’10”)
Velux roof light to the rear. Choice of fittings, subject to timescale (pc sum £2,000).
OUTSIDE
Graveled driveway & parking area.
Gardens with valley views.

OPEN FRONTED DOUBLE GARAGE
6.0m x 5.7m (19’8” x 18’8”) Set into the banking with a sedum green roof. Concrete floor.
Electric power and light.

GENERAL INFORMATION
Services: Mains water, electricity, gas and drainage.
Gas central heating.
Council Tax: Band to be assessed.
Tenure: Freehold with vacant possession upon completion.
Post Code: YO18 8PE
Viewing: Strictly by appointment through the Agent’s office in Malton.

ALLOWANCES (subject to timescale)

- Gas pressurised central heating system with underfloor heating downstairs, radiators to the first floor. PC sum £12,000.
- Full electric system. PC sum £6,000.
- Fitted kitchen. PC sum £6,000.
- Utility Room. PC sum £2,000.
- Shower Room fittings. PC sum £2,000.
- Bathroom fittings. PC sum £2,000.
- Internal doors. PC sum £200 per door incl fitments.
- Glazed tiling. PC sum £3,000.
- Floor coverings. PC sum £3,000.
- Decoration. PC sum £4,000.
- External landscaping. PC sum £12,000.

All measurements are approximate and have been taken from scale drawings. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

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 in this firm’s employment has the authority to make or give any representation or warranty in respect of the property.
First Floor
Approximate Floor Area
624 sq. ft.
(58.0 sq. m.)

Ground Floor
Approximate Floor Area
947 sq. ft.
(88.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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