

Mark Stephenson's

ESTATE & LETTING AGENTS



Brow Cottage Lockton, Pickering, YO18 7NU

£260,000

- Stone and pantile double fronted cottage
- Lovely open aspects. Allocated parking
- Generous dining size kitchen
- Highly favoured NYMNP village location
- Extension scope to rear subject to PP
- Two bedrooms & first floor bathroom
- Generous size mature rear garden plot
- Two separate reception rooms
- Offered for sale with no chain

20 Birdgate, Pickering, YO18 7AL - 01751 476 900
13a Yorkersgate, Malton, YO17 7AA - 01653 692 500

pickering@markstephensons.co.uk
malton@markstephensons.co.uk

Brow Cottage , Lockton YO18 7NU

A delightfully located stone and pantile cruck cottage in this highly favoured NYMNP village only a few miles north of Pickering. Hallway, two separate reception rooms, generous dining kitchen, two bedrooms and first floor bathroom. A particular feature is the larger than average size rear garden plot with it's lovely open aspects over the stone boundary wall. With the necessary consents the immediate rear of the cottage allows generous space for enlargement we feel. Although parking is mostly available on the Main Street there is also an allocated area of parking from the shared driveway left of the adjoining single storey cottage. Chain free sale.



Council Tax Band:



General information

Lockton is a peaceful village in the heart of the North York Moors National Park made up of mainly traditional farmsteads and individual cottages, located just off the A169 Pickering to Whitby road. The village boasts a lovely tea room/bistro and a popular local pub The Fox and Rabbit situated on the A169. The nearby market town of Pickering offers good local facilities with a weekly market on a Monday, an array of shops, eateries and good schools. Both the City of York and Teesside can be reached in under one hour. The countryside surrounding Lockton is truly splendid, commanding some of the most breathtaking views within Ryedale.

Services

Mains electricity and water.

Mains gas is not available in the village.

Private drainage from a septic tank which is shared with and located in the garden of the attached next door single storey cottage to the left/west side.

There is no central heating. The stove in the lounge simply provides background heat and does not have a connected back boiler. Domestic hot water is heated from an immersion heater.

Hallway

Main front entrance door, under stair cupboard.

Sitting room

uPVC windows both front and rear, beamed ceiling, solid fuel stove, laminate flooring.

Study

uPVC front facing window, beamed ceiling, laminate flooring.

Dining kitchen

With a range of base and wall level units, two uPVC rear windows, French doors leading out, quarry tiled flooring.

Side entrance/utility

From a recessed entrance door onto the Main Street, widening out at the rear part to provide a useful utility area with door leading into the garden. Also with door leading into the entrance hall of the cottage.

First floor landing

Velux style rear window.

Bedroom 1

uPVC front and rear window, laminate flooring.

Bedroom 2

uPVC front window.

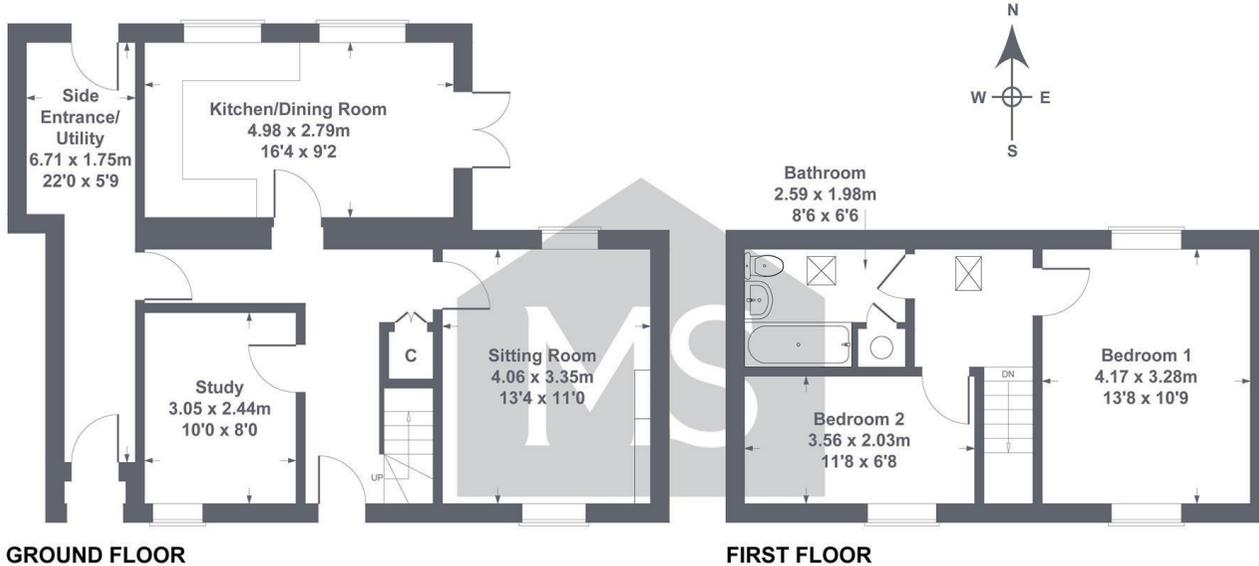
Bathroom

Three piece white suite, built in shelved airing cupboard, over bath shower, Velux style rear window.

Outside

Generous size lawned garden plot to the rear within well established boundaries enjoying lovely open aspects to the North. In the bottom left corner a gate and path gives access into the driveway area where a single car parking space is located.

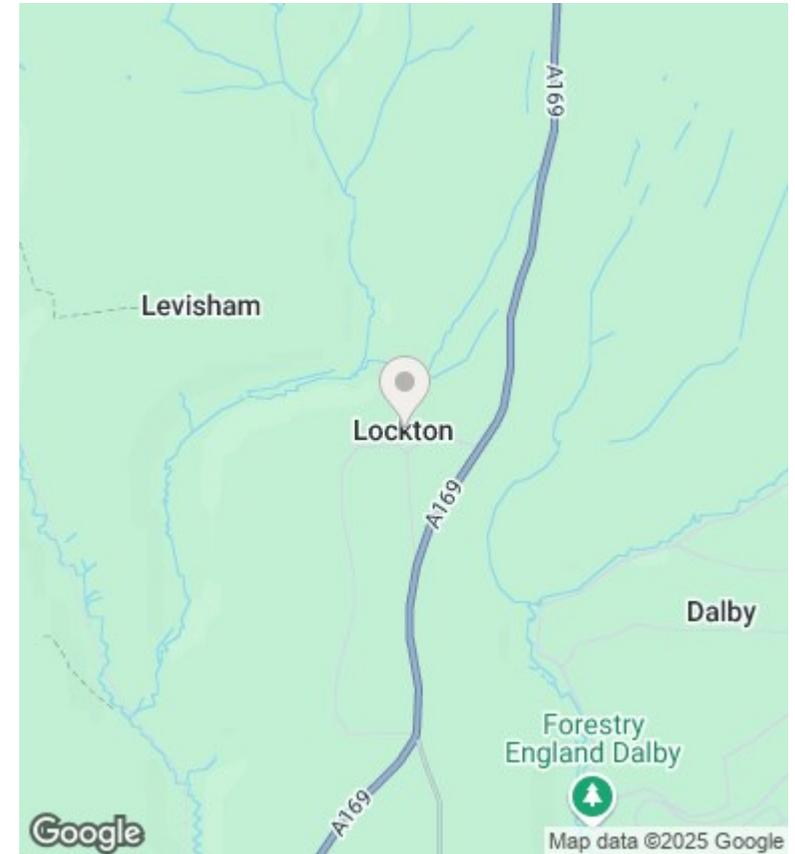
Approximate Gross Internal Area 1003 sq ft - 93 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		76
(69-80)	C		
(55-68)	D		
(39-54)	E	35	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	