

Mark Stephenson's

ESTATE & LETTING AGENTS



Vivers Mill Cottage Mill Lane, Pickering, YO18 8DJ

£260,000

- **Offered with No Onward Chain**
- Two Double Bedrooms
- Lots of character throughout
- Grade II Listed Property
- Courtyard Garden
- Excellent overall size
- Off-Street Parking
- Quiet edge of town location
- Over 1000 sqft internally

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Vivers Mill Cottage Mill Lane, Pickering YO18 8DJ

Offered with no Onward chain, Vivers Mill Cottage is a charming Grade II Listed Cottage sat in a lovely edge of town location but still within walking distance of amenities. In total the accommodation amounts to just over 1,000 square feet and in brief comprises the following: large living room which has a triple aspect and French windows which open out onto the garden. Galley kitchen with separate utility and cloak room and a further large reception room to the far end. Upstairs are two double bedrooms and the house bathroom. The cottage has a sheltered and partially walled garden to the south facing aspect, largely hard landscaped there are a number of mature herbaceous shrubs and double gates which lead off the lane onto the private parking area. Pickering is a bustling market town, 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. Vivers Mill Cottage is located off Mill Lane, just on the southern post edge of the town. The cottage is located down a private track.



Council Tax Band: C



General Information

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

Services

All Mains Services are connected.

Sitting Room

Full height Timber French Windows with French Doors sat between, Large Yorkshire Sash sliding timer window with Window seat, Timber Window to Rear aspect, 2X Radiators, Cast Iron multifuel stove set in a stone fireplace with carved timber surround and mantle, Exposed Beams, Feature recess.

Utility Room

Wall mounted Gas boiler, Laminate Flooring.

Downstairs Toilet

2 Piece Suite, Laminate Floor, Glazed window to rear aspect.

Kitchen

Range of Wall & Base Units, Electric Cooker point, Windows to Front & Rear aspect, Tiled Flooring, Beamed Ceiling.

Living Room

Tiled Flooring, 3X Small Windows to the Front aspect, Window to Rear

aspect with Window seat, Door to Rear outside area, Open fire with a tiled hearth, Recessed storage with incorporated shelves, Under stairs Cupboards, 2X Radiators, Beamed Ceiling.

Bedroom 1

Yorkshire Sash Windows to both aspects, one with deep sills allowing seating, Built-in Cupboards, Radiator, Loft Hatch.

Family Bathroom

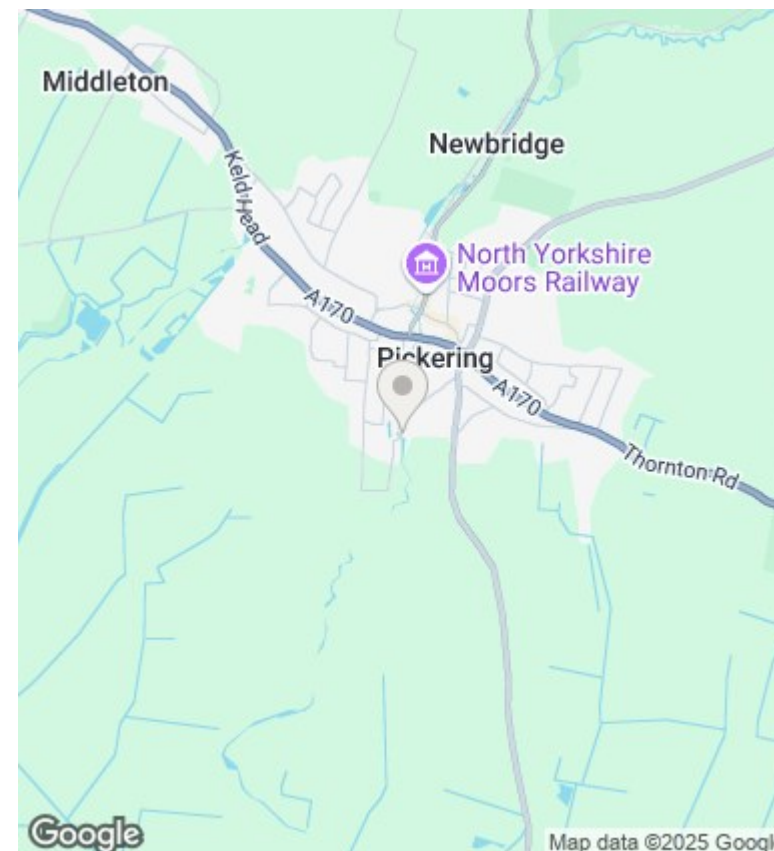
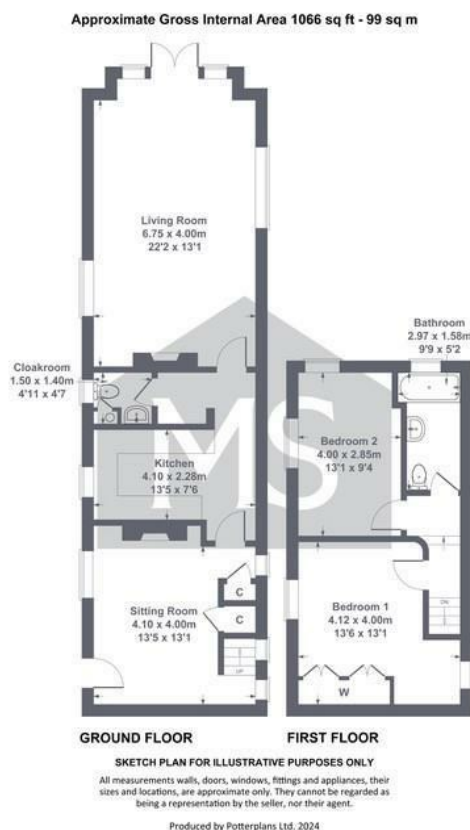
White 3 Piece Suite with Shower above, Heated Towel Rail, Tiled Walls, Glazed Yorkshire Sliding sash window to the rear aspect, Small Glazed Window, Laminate Flooring.

Bedroom 2

Yorkshire Sliding Sash Window to Rear aspect, Small Window, Radiator, Loft Hatch.

Outside

Immediately off Mill Lane there is a small lane which leads up to the gated entrance to the property with a parking space in the courtyard area. The courtyard area is fully enclosed with a flagged patio area that leads directly to the property entrance from the Sitting Room. There is an outdoor shed that offers useful storage space. To the rear aspect there is a slim piece of land that runs along the side of the property running up to the door from the Living room. Finally, there is pedestrian access over the shared gravelled courtyard leading back around to Mill Lane.



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC