

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 112 Eastgate, Pickering, YO18 7DW

£485,000

- Grade II listed stone town house
- Private parking from the rear
- Four separate reception rooms
- Extends to nearly 2200 sqft
- Extensive ground floor layout
- Substantial range of outbuildings
- Delightful south facing gardens
- Three generous en-suite bedrooms

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

[pickering@markstephensons.co.uk](mailto:pickering@markstephensons.co.uk)  
<https://www.markstephensons.co.uk/>

# 112 Eastgate, Pickering YO18 7DW

A substantial Grade II listed townhouse approaching 2200 sqft in the heart of Pickering, offering four spacious reception rooms and three well appointed en-suite bedrooms. The property features delightful south-facing gardens of some considerable size perfect for outdoor entertaining, with private parking accessed from Outgang Road. Complemented by a substantial range of traditional stone and pantile outbuildings, this charming home blends period character with modern comfort, providing exceptional living space in one of North Yorkshire's most historic market towns.



Council Tax Band: E



### 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.

### Vestibule

Inner door into the hallway.

### Hallway

Stone flagged floor, radiator, door straight ahead into the conservatory and door right into the inner hallway.

### Inner hallway

Traditional mosaic tiled floor, stairs to the first floor, radiator. Generous walk in shelved pantry.

### Study

Front facing window, stone fireplace, recessed cupboards and shelves, radiator.

### Dining room

Traditional open fire, wood flooring, front window and radiator.

### Kitchen

With a range of base and wall level fitted units, Belfast style sink, built in dishwasher, plumbed for washing machine, radiator, door and window into the conservatory and further door into the lounge.

### Lounge

A particularly pleasant reception room taking advantage of the south facing aspect onto the gardens, solid fuel stove in traditional surround, full of light from the side window and rear facing bay, two radiators, double doors into the conservatory.

### Conservatory

Tiled flooring, doors from the hallway, kitchen, lounge and with rear facing door into the gardens.

### First floor landing

Two store cupboards, built in airing cupboard housing both the hot water cylinder and a gas central heating boiler.

### WC

Two piece suite, radiator.

### Bedroom 1

Rear and side facing windows, range of built in cupboards, built in wardrobe, radiator.

### En-suite shower room

Generous in size with cubicle, wash hand basin, WC, velux style window, side window, radiator and door into a small tiled steam room.

### Bedroom 2

Two front facing windows, built in wardrobes with cupboards over, radiator.

### En-suite bathroom

White three piece suite including WC, wash basin and bath with mains plumbed shower over, built in cupboard, rear window and radiator.

### Bedroom 3

#### En-suite shower room

WC, wash basin and shower cubicle, radiator.

### Gardens

A south-facing traditional cottage garden, meticulously tended by the current owners so as to become a mature, self-sustaining paradise that acts as an "outdoor room" filled with variety, colour and established planting structured around traditional winding paths bounded by established stone walling. The gardens continue past the range of outbuildings and greenhouse towards the far end of the plot opening into a generous gravelled area of parking/hardstanding with independent vehicular driveway access from Outgang Road.

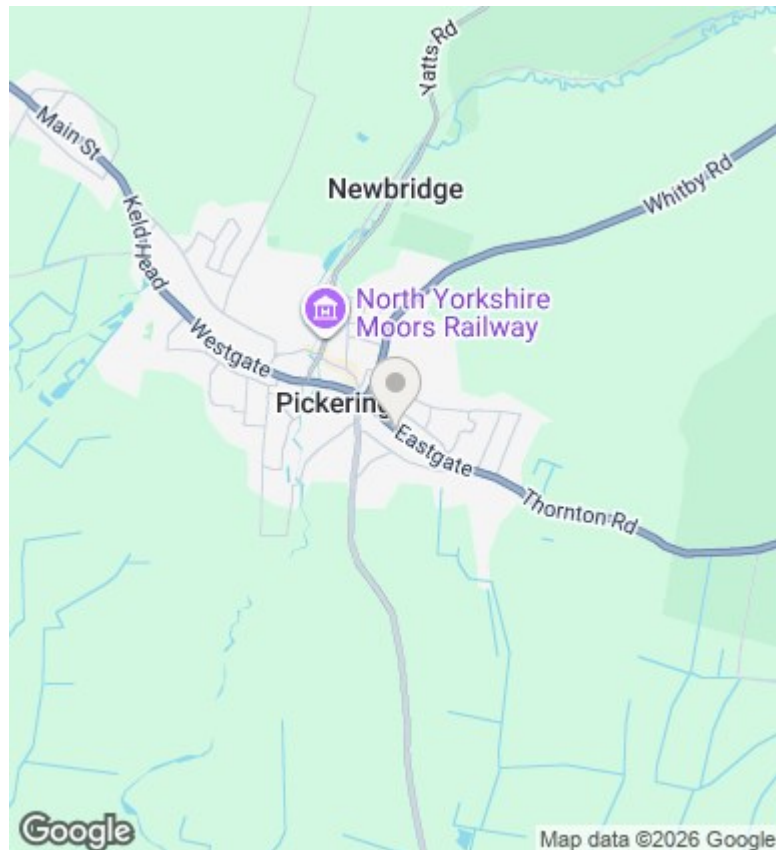
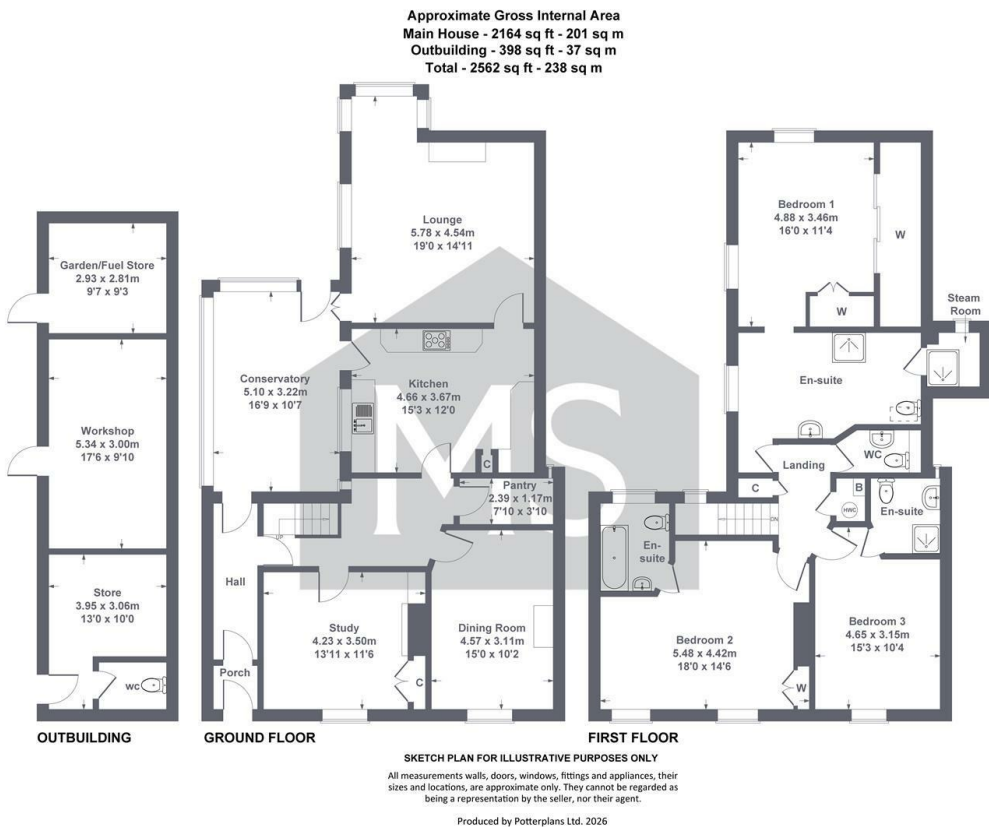
### Outbuildings

Of traditional stone under pantile construction split into three as follows.

1. General store with WC off.
2. Workshop with power and light connected.
3. Garden/fuel store.







### Directions

Head into the roundabout from Malton simply turning right (third exit) onto Eastgate. Number. 112 is on the right.

### Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

### Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	