

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Eden Cottage Middleton, Pickering, YO18 8PA

£185,000

- Character stone and pantile cottage
- Kitchen and utility room
- Parking for two at the rear
- Offered for sale with no forward chain
- Two bedrooms and bathroom
- Located just west of Pickering
- Generous through lounge/dining room
- Mains gas central heating

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# Eden Cottage , Middleton YO18 8PA

Eden Cottage has been sympathetically renovated over relatively recent years and is now offered for sale on a completely chain free basis. The main living and dining space is of a good size leading at the rear to the nicely fitted kitchen and separate utility room whilst upstairs there are two bedrooms and the main bathroom. An established rear garden enjoys south facing aspects, in addition there is space to park two cars with access from the Back Lane. Central heating is mains gas together with a multi fuel stove which adds to the overall traditional feel of this quaint cottage.



Council Tax Band: B



### ***General information***

The village lies on the A170, conveniently positioned between Scarborough to the east and Thirsk to the west. Pickering is situated just over a mile away and provides a superb range of everyday amenities associated with a thriving market town. Malton railway station offers regular TransPennine rail services to York and Manchester. Additional local facilities are available in the town, schooling from infants up to secondary including leisure centre, swimming pool and the Memorial Hall arts venue.

### ***Services***

All mains services are connected to the property.

### ***Lounge/dining***

Sash double glazed front facing window with radiator underneath. Wood floor & beamed ceiling. Multi fuel stove. Sash rear facing window and door into:-

### ***Kitchen***

Traditional style matching base and wall units built-in oven and hob, fridge, small freezer and microwave. Stone flagged floor rear facing window and stairs to first floor.

### ***Utility room***

Base and wall units, plumbing, roof light with rear door access to outside.

### ***First floor***

### ***Landing***

Large hatch with ladder access to boarded loft with light.

### ***Bedroom 1***

Front facing window, fireplace and radiator.

### ***Bedroom 2***

Rear facing window and radiator.

### ***Family Bathroom***

White three piece bathroom suite comprising of bath, wc and hand wash basin. Over the bath shower. Side and rear facing windows. Built-in cupboard housing combi boiler.

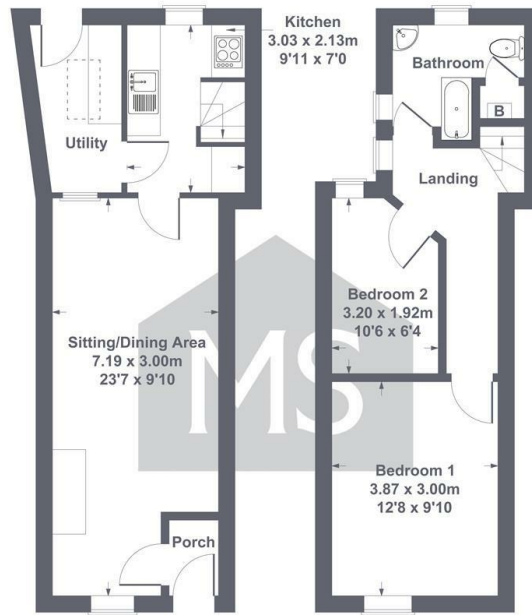
### ***Outside***

Foot access from the rear of the utility room leads to an attractive area of lawned garden continuing to a hard standing area allowing space to park two cars. Vehicle access is given into the rear from South Back Lane.





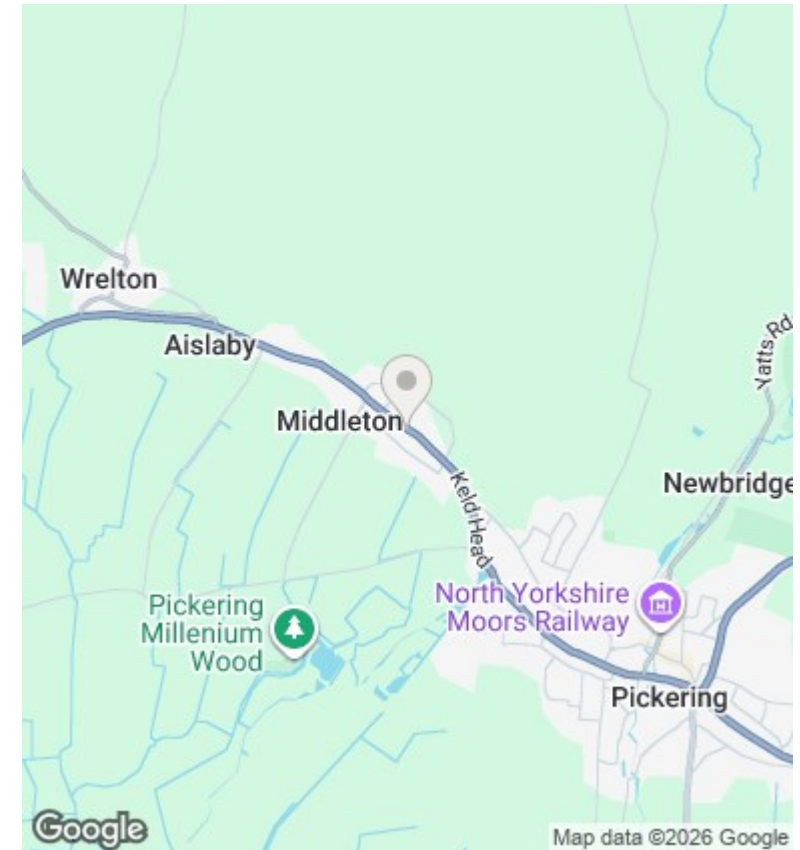
**Approximate Gross Internal Area  
Main House - 667 sq ft - 62 sq m**



**GROUND FLOOR** **FIRST FLOOR**  
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. 2026



## Directions

## Viewings

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

## Council Tax Band

B

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>62</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	