

## THE FOX & RABBIT HOLIDAY COTTAGES LOCKTON, NEAR PICKERING



A superb lifestyle property comprising three fully equipped holiday cottages together with a separate owner/managers house.

For sale as a going concern.

**GUIDE PRICE £575,000**

A unique lifestyle property set within the North York Moors National Park, the nearest market town being Pickering.

The Vendors have converted traditional stone and pantile barns to create three excellent holiday cottages together with an owner/manager's house, which could alternatively be used as an additional letting unit. The whole property is complimented by attractive landscaped gardens, together with ample parking.

The owners have built up a healthy holiday cottage business in an ideal location for such an enterprise; the property would suit a purchaser looking for a lifestyle property with regular income or alternatively anyone looking for an investment opportunity. Set within the beautiful scenery of the North York Moors National Park, there are endless opportunities for outdoor recreation and relaxation. There is easy access to the Heritage Coast, extensive heather moorland and the renowned 'Heartbeat' country.

The property is being offered for sale as a going concern, seeking offers based on £575,000 to include the furniture and effects in the three holiday cottages.

## OWNERS HOUSE – RAYGILL COTTAGE

### KITCHEN

4.40m (14'5") x 2.20m (7'3") (max)

Range of floor and wall units incorporating a single drainer sink unit with mixer tap. Electric double oven and four ring ceramic hob with extractor hood over. Dishwasher point. Beamed ceiling. Wine rack. Ceramic tiled floor. Casement window overlooking the garden. Door to the side. Radiator.

### DINING ROOM

4.40m (14'5") x 2.50m (8'2") (max)

Beamed ceiling. Three wall light points. Casement window overlooking the courtyard. Radiator.



### HALL

Door to the courtyard and door to the rear garden. Stairs leading up to the first floor. Understairs cupboard. Cylinder cupboard. Recessed ceiling lights. Thermostat. Fitted storage cupboard. Radiator.

### BEDROOM ONE

4.30m (14'1") x 3.00m (9'10") (max)

Beamed ceiling. Casement window to the front and rear. Two wall light points. Fitted wardrobe. Radiator.

### WET ROOM

Matching low flush WC and pedestal basin. Shower. Ceramic tiled floor. Extractor fan. Electric light and shaver point. Fully tiled walls. Radiator.

### FIRST FLOOR

#### LANDING

Fitted storage cupboards.

#### SITTING ROOM

4.40m (14'5") x 4.30m (14'1")

Exposed beams. Television point. Casement window to the side and velux windows to the front and rear. Two radiators.



### BEDROOM TWO

3.10m (10'2") x 3.00m (9'10")

Velux window to the front and rear. Fitted wardrobes. Exposed beams. Radiator.

### BATHROOM

2.50m (8'2") x 2.10m (6'11") (max)

Matching suite comprising: corner bath with shower attachment, low flush WC and wash hand basin in vanity unit. Sloping ceiling. Extractor fan. Electric light and shaver point. Radiator.

### OUTSIDE

There is ample parking and communal gardens for the three holiday cottages. Raygill Cottage has its own landscaped garden to the rear.

### UTILITY ROOM

2.70m (8'10") x 2.20m (7'3")

Automatic washing machine point. Stainless steel single drainer sink unit.

### LAUNDRY

2.20m (7'3") x 2.10m (6'11")

Ceramic tiled floor. Automatic washing machine point. Vent for a tumble dryer. Broom cupboard. Half glazed door to the front.

#### STORE / WORK ROOM

5.40m (17'9") x 2.00m (6'7") (max)

Quarry tiled floor. Wash hand basin. Boiler cupboard. Loft hatch. Cloakroom with white low flush WC. Desk and fitted shelving. Radiator.

#### LINEN STORE

2.20m (7'3") x 1.40m (4'7")

Quarry tiled floor. Fitted shelving. Radiator.

### THE HOLIDAY COTTAGES

#### FOX CUB COTTAGE

##### PRIVATE ENTRANCE HALL

3.10m (10'2") x 2.40m (7'10") (max)

Double, half-glazed doors. Quarry tiled floor. Loft hatch. Half panelled walls. Broom cupboard. Radiator.

##### OPEN-PLAN LIVING ROOM / KITCHEN

5.50m (18'1") x 5.20m (17'1")

Living flame gas fire with marble surround. Two casement windows overlooking the courtyard garden and one overlooking the front garden. Television point. Kitchen area with range of floor and wall units incorporating a stainless steel single drainer sink unit and mixer tap; electric oven and four ring gas hob; extractor hood; slimline dishwasher and fridge. Radiator.



##### DOUBLE BEDROOM

3.90m (12'10") x 3.50m (11'6")

Two wall light points. Casement window overlooking the front garden. Radiator.

##### BATHROOM & WC

3.00m (9'10") x 2.00m (6'7")

White suite comprising: bath with shower over, pedestal basin and low flush WC. Extractor fan. Casement window to the rear. Two radiators.

##### SHARED ENTRANCE HALL

2.30m (7'7") x 1.70m (5'7")

Shared entrance hall with Little Fox and Sleepy Fox Cottages. Quarry tiled floor. Broom cupboard.

#### LITTLE FOX COTTAGE

##### ENTRANCE LOBBY

Coat hooks. Loft hatch. Casement window to the front.

##### OPEN-PLAN LIVING ROOM / KITCHEN

5.50m (18'1") x 4.40m (14'5")

Living flame gas fire with marble surround. Two casement windows to the front. Television point. Two wall light points. Kitchen area with range of floor and wall units incorporating a stainless steel single drainer sink unit with mixer tap; four ring gas hob with extractor hood; electric oven; slimline dishwasher and fridge. Central heating boiler. Radiator.



##### DOUBLE BEDROOM

4.20m (13'9") x 3.00m (9'10")

Two wall light points. Half-glazed door to the rear garden. Radiator.

##### EN-SUITE BATHROOM

3.50m (11'6") x 1.70m (5'7")

Matching cream suite comprising: bath with shower over, pedestal basin and low flush WC. Extractor fan. Two casement windows to the courtyard garden. Radiator.



## SLEEPY FOX COTTAGE

### ENTRANCE LOBBY

Coat hooks. Loft hatch. Thermostat.

### LIVING ROOM

5.50m (18'1") x 3.10m (10'2")

Living flame gas fire with marble surround. Three wall light points. Television points. Three large picture windows and one casement window. Two radiators. Open onto the kitchen area.

### KITCHEN AREA

3.40m (11'2") x 2.10m (6'11")

Range of floor and wall units incorporating a stainless steel single drainer sink unit with mixer tap. Four ring gas hob with extractor hood over, electric oven, slimline dishwasher and fridge. Central heating boiler.



### DOUBLE BEDROOM

4.10m (13'5") x 3.20m (10'6")

Two wall light points. Casement window to the courtyard garden. Radiator.

### EN-SUITE BATHROOM

2.00m (6'7") x 2.00m (6'7")

Matching white suite comprising: bath, pedestal basin and low flush WC. Casement window to the courtyard garden. Radiator.

## GENERAL INFORMATION

Services:	Mains water and electricity. Septic tank drainage. LPG gas.
Business Rates:	Rateable Value: £4,800. Amount Payable 08/09: £2,198.40.
Tenure:	Freehold with vacant possession upon completion.
Viewing:	Strictly by appointment through the Agent's office in Malton.



All measurements are approximate and are intended for guidance purposes only. 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.