

HOLMELEA COTTAGE LOCKTON



Charming Grade II listed cottage with enclosed rear garden located in the heart of this sought after National Park village.

An ideal second home or holiday cottage

Entrance Hall – Living Room – Kitchen

Two Bedrooms – House Bathroom

South facing garden

No Onward Chain

GUIDE PRICE £195,000

Holmelea Cottage is a characterful double fronted stone cottage, ideal as a second home or holiday cottage, located within the centre of Lockton village.

An appealing Grade II listed character property, providing well cared for accommodation with a number of charming period touches, amounting to approximately 613 sq.ft in total. In brief: entrance vestibule, living room with open fire and dining area and kitchen to the rear with door leading out onto the garden. Upstairs are two bedrooms and a house bathroom.

To the rear is a pretty, south facing garden combining low maintenance patio and colourful well stocked borders. To the far end is a useful timber garden shed.



Lockton is an attractive and traditional rural village, located in beautiful countryside on the Southern edge of the North Yorkshire Moors National Park. The Market Town of Pickering is approximately 6 miles distant and is an attractive and thriving town with a wide range of amenities including shops, public houses, restaurants and swimming pool.



ACCOMMODATION COMPRISES

LIVING ROOM

5.26 m(17'3") x 4.00 m(13'1")

Panelled front door leading into entrance vestibule. Panelled inner door.



Open fireplace with a tiled surround, hearth and matching mantel piece. Original fireside fitted cupboards. Electric night storage heater. Pair of front facing sash windows. Stairs to the first floor. Fuses. Television point. Telephone point. Understairs fitted cupboard. Painted beamed ceiling.



KITCHEN

3.37 m(11'1") x 1.62 m(5'4")

Fitted range of matching base and wall units with tiled worktops incorporating single bowl stainless steel sink unit with mixer tap. Electric cooker point. Door out to the garden. Yorkshire sliding sash window out to the rear.



BATHROOM

2.66 m(8'9") x 2.15 m(7'1")

Bath. Low flush WC. Pedestal wash hand basin. Electric towel rail. Tiled walls to part. Yorkshire sliding sash window to the rear. Please note that wiring is in place for an electric shower if required.

FIRST FLOOR

Window to the rear. Consumer unit and fuses. Night storage heater.

BEDROOM ONE

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

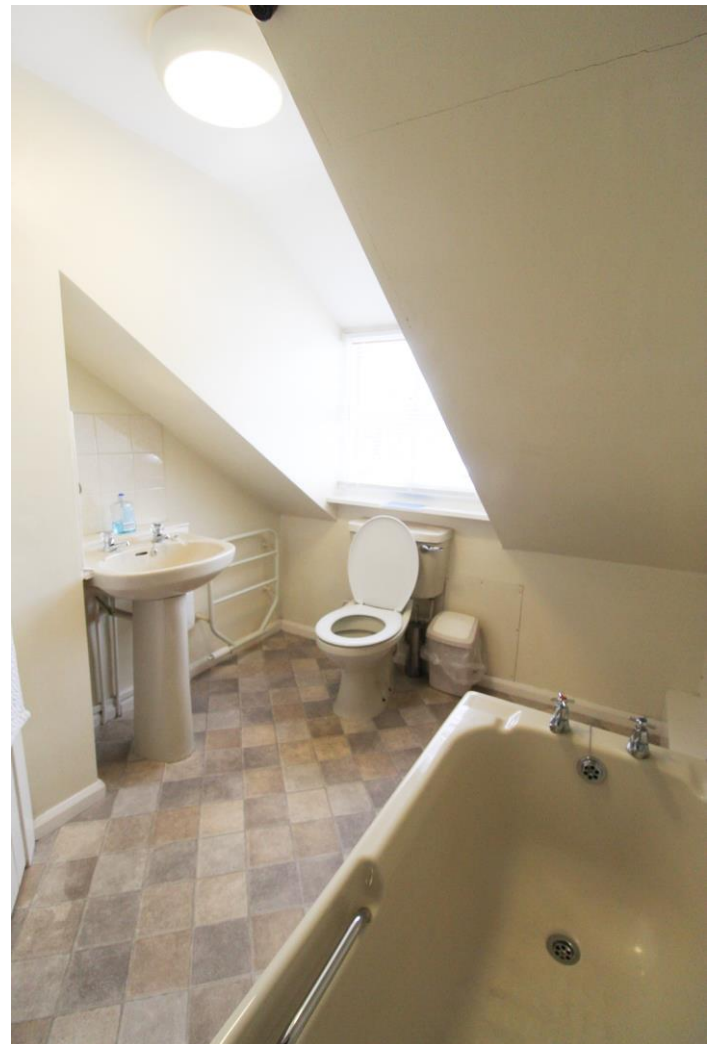
Sash window to the front.



BEDROOM TWO

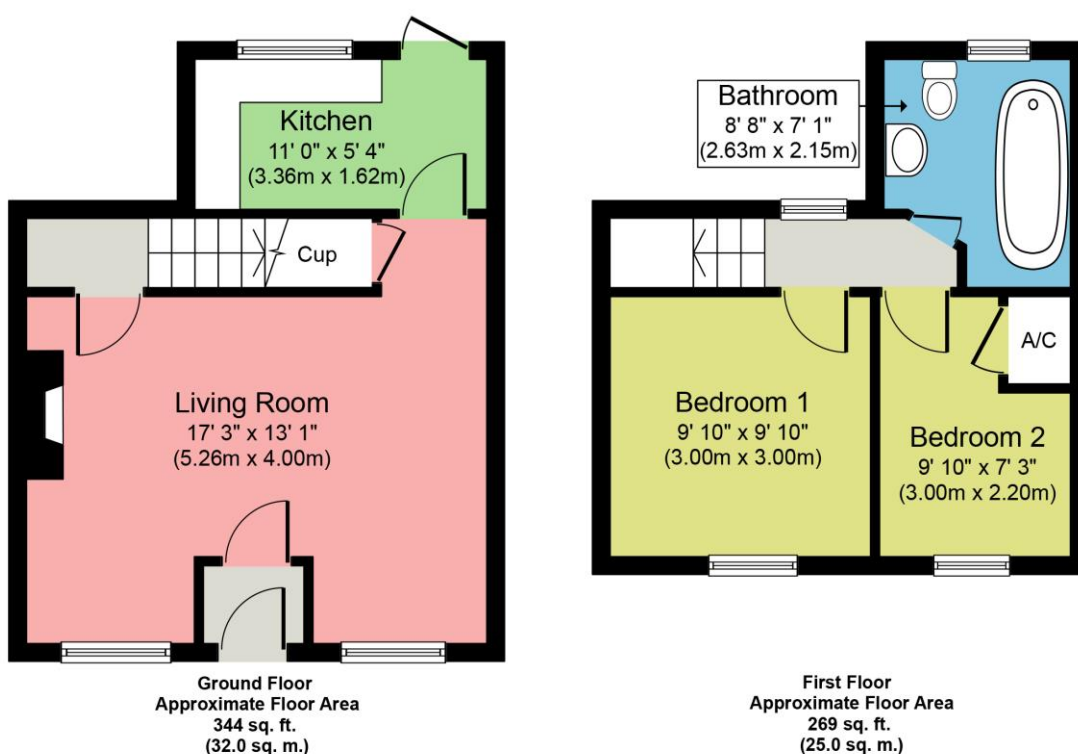
3.00 m(9'10") x 2.20 m(7'3")

Sash window to the front. Airing cupboard housing the hot water cylinder with immersion heater. Loft access hatch.



GENERAL INFORMATION

Services: Mains water and electricity. Drainage is to a septic tank.
Council Tax: TBC
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Viewing: Strictly by appointment with the Agent's Pickering office.
Post Code: YO18 7PY
Please Note: Contents are available by separate negotiation.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ADDITIONAL INFORMATION

Measurements are taken in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide.

The services as described have not been tested and cannot be guaranteed. 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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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