

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

Beestone Cottage, Aislaby, Pickering, North Yorkshire, YO18 8PE Offers in excess of £650,000

Beestone Cottage is a four bedroom period home dating back to the 1600's that has been completely renovated by the current owners offering a flexible living space of a high quality specification throughout. With the benefit of one bedroom annexe, paddock and woodland.

The accommodation comprises: impressive entrance hall with a gallery landing, bespoke country kitchen, dining room, 25ft sitting room, dining room, snug, guest cloakroom and utility room. To the first floor are four double bedrooms all ensuite.

Outside, there is a double car port with utility/boot room access and an adjoining annexe that offers a flexible space and is currently run as a successful holiday let.

The paddock lies just beyond, with the woodland stretching away down to the neighbouring fields. A right of access also exists for the property from the bottom boundary out onto Aislaby Carr Lane. Our current owners rent a stable on the neighbouring property, with equine access into the fields to the east and south of Beestone.

The property is superbly positioned with Malton having excellent commuter links via the A64 to the east coast, York and Leeds, excellent public transport East Coast Bus service and by rail to York, Leeds, Manchester, Liverpool with connections from York to London and Newcastle.

EPC RATING TBC



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

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RECEPTION HALL

9'1" x 15'8" (2.79 x 4.80)
Double height entrance, handmade solid oak feature staircase leading to oak galleried landing. Stone flagged floor with underfloor heating, original beams to vaulted ceiling, electronically operated velux (solar powered), storage under staircase and feature chandelier.

KITCHEN

12'9" x 15'7" (3.89 x 4.75)
Handmade bespoke kitchen with large centre island with seating, granite worktop and stainless steel sink on centre island. Solid oak worktops, range cooker. Stone flagged floor with underfloor heating and large feature bay window.

DINING ROOM

12'9" x 15'10" (3.90 x 4.83)
Oak fireplace with underfloor heating, exposed stone work and feature oak beams.

SITTING ROOM

25'9" x 14'6" max (7.85 x 4.44 max)
Original timber beams, feature bay window and bow window with views to rear garden. Parquet wood flooring, feature fireplace with cast iron oven and cast iron radiators.

UTILITY ROOM

14'2" x 7'8" (4.34 x 2.35)
Ceramic flooring with underfloor heating, vaulted ceiling with feature timber beam and velux roof window, stable door to rear garden, oak door into garage. Handmade cupboards with solid oak worktops and Belfast sink.

GUEST CLOAKROOM

5'0" x 3'1" (1.53 x 0.95)
Low level cistern, traditional toilet with oak seat, wall mounted hand basin. Window with oak window board, ceramic flooring, original timber beams to ceiling.

DOWNSTAIRS ENTRANCE LOBBY

Ceramic flooring, glazed door to rear garden. Feature stone walls and oak beams, original laundry washing bowl and stone surround feature.

STUDY/ SNUG

7'0" x 14'6" (2.14 x 4.42)
Dual aspect room, timber beams to ceiling. Solid oak and traditional latch. under stairs cupboard with solid oak doors and solid oak window board.

CUPBOARD TO TOP OF STAIRS

Good storage with shelving, boiler one and hot water system. Solid oak door.

MASTER BEDROOM

11'7" x 13'6" max (3.54 x 4.12 max)
Window overlooking rear garden, Velux windows. Solid oak doors, loft access to roof.

MASTER EN-SUITE

10'8" x 10'0" max (3.26 x 3.06 max)
Feature roll top freestanding bath, walk-in corner shower cubicle with mosaic tiling. Low flush WC, wall mounted towel rail.

BEDROOM TWO

14'1" x 16'11" max (4.31 x 5.16 max)
Feature original cruck framed beam, low level window window overlooking rear garden. Velux roof window, solid oak door.

EN-SUITE

10'4" x 5'7" (3.15 x 1.71)
Walk in shower with monsoon shower head, separate bath, low flush WC. Wall mounted hand basin, wall mounted towel rail. Shaver point. Travertine tiles to floor and walls.

BEDROOM THREE

12'10" x 9'11" (3.92 x 3.03)
Vaulted ceiling with original timber beams. Solid oak doors, Velux windows.

EN-SUITE

7'3" x 5'4" (2.23 x 1.65)
Shaver point, walk in shower, Low flush WC, vanity unit with solid oak top and wall mounted wash hand basin. Wall mounted towel rail, solid oak door.

CUPBOARD OFF BEDROOM

Good storage, boiler two and hot water cylinder two.

BEDROOM FOUR

12'10" x 13'10" max (3.93 x 4.22 max)
Vaulted ceiling with original timber beams, Velux roof windows.

EN-SUITE

10'3" x 5'6" (3.13 x 1.68)
Walk in shower, separate bath. Solid oak top vanity unit with wall mounted wash basin. Low flush WC, wall mounted towel rail and shaver point.

LANDING

Solid oak galleried landing, hand built by local joinery firm. Oak handrails and balustrading. Double flight feature staircase. Original timber roof beams.

ANNEXE THE BEESTONE BARN

13'5" x 25'10" (4.11 x 7.88)
Successful Air B&B one bedroom annexe with a fully equipped kitchenette, a living room and a bedroom with en suite shower room which has underfloor heating.

GARDEN STORE

Stone built outbuilding with timber stable door, currently used as a mower store. Leads directly to grass paddock area.

PADDOCK

Fully enclosed with post and rail fencing, gate leading beyond to area with mature trees and further grass area.

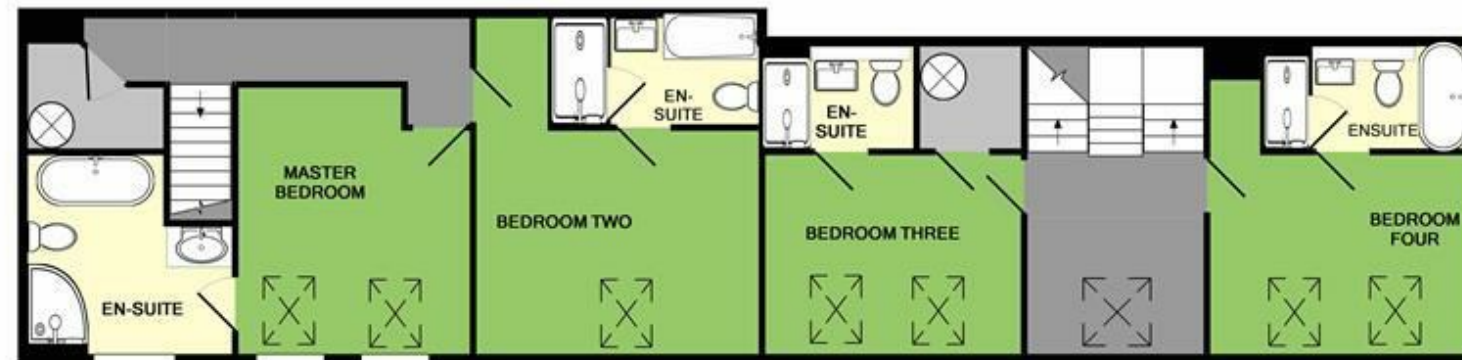
TOTAL LAND

Property set in approx one acre.

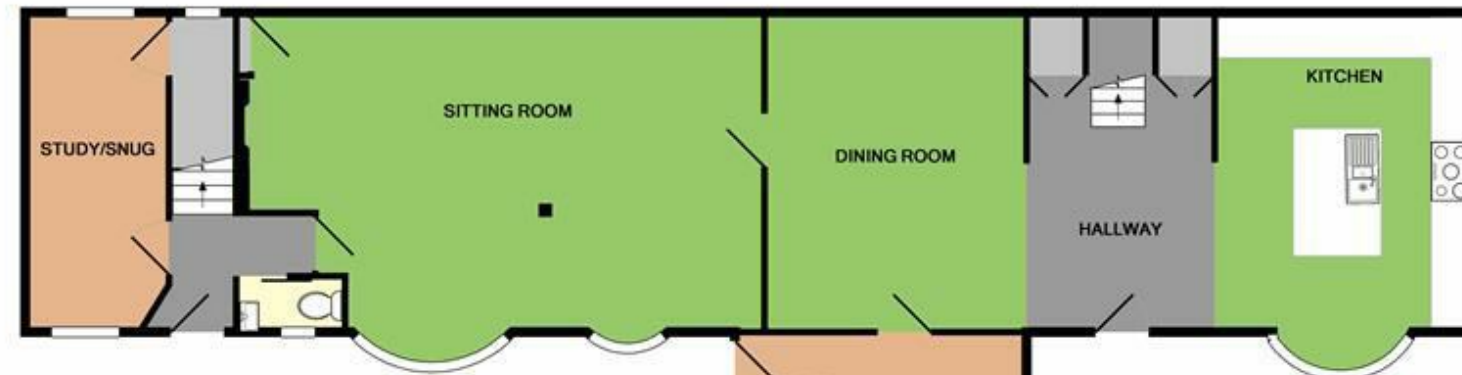
GENERAL INFORMATION

Dating back to approximately 1630 this Cruck timber framed cottage is set in approx. one acre. Recently renovated throughout, includes garages and annexe connected to rear of the property. Shared driveway with parking for at least 5 cars with gate access to paddock. (Renovation includes; fully re-roofed, insulation fitted throughout, fully re-wired, fully re-plumbed including two boilers and central heating systems. Recently fitted kitchen and bathrooms. Mains Gas.

COUNCIL TAX BAND E



1ST FLOOR
APPROX. FLOOR
AREA 1073 SQ.FT.
(99.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 2960 SQ.FT. (275.0 SQ.M.)

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. 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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UTILITY ROOM

DOUBLE CAR PORT

ANNEX

GROUND FLOOR
APPROX. FLOOR
AREA 1887 SQ.FT.
(175.3 SQ.M.)