



WILLOWGREEN

ESTATE AGENTS



The Villa
Pickering, North Yorkshire YO18 8PA

Guide price £599,950

The Villa, which dates back from 1797, is a generous stone and pantile detached farmhouse with a detached home gym. This period property offers a versatile living space with accommodation in total at almost 3500 square feet including the gym. There is an insulated and double glazed garden studio, greenhouse, large timber summer house and three garden sheds.

This accommodation comprises: kitchen with Aga, garden room, utility room, ground floor shower room, snug, sitting room, dining room and family room. To the first floor are two double bedrooms, large open plan office space and house bathroom. To the second floor there are a further two bedrooms.

Middleton is a well-regarded residential village located on the edge of the North Yorkshire Moors National Park. There is an active community and facilities include a village hall, pub, post office, parish church and petrol station with mini market. The local primary and comprehensive schools are within easy walking distance in nearby Pickering which offers wider-ranging facilities. The village is also on a bus route.

ENTRANCE HALLWAY

Door from front, stairs to first floor door to snug and dining room.

SNUG

16'9" x 11'6" (5.11 x 3.52)



Windows to front and rear aspect, log burning stove, door into kitchen, beams, feature exposed stone wall.

DINING ROOM

16'7" x 11'8" (5.08m x 3.56m)



Sliding sash window to front aspect, double connecting doors into two further receptions, power points, radiator, exposed stone wall, beams.

SITTING ROOM

20'2" x 17'5" (6.17 x 5.32)



UPVC arched doors and windows overlooking the garden, solid fuel stove, power points, radiator, opening into the family room.

FAMILY ROOM

19'7" x 14'4" (5.97 x 4.39)



Glazing onto garden door to gardens, multi fuel stove, power points, radiator, TV point.

KITCHEN

24'8" x 17'3" (7.54 x 5.28)



Window to front aspect, range of fitted wall and base units, stainless steel sink and drainer unit, Aga, space for fridge/freezer, power points,

UTILITY ROOM & WALK IN PANTRY

11'8" x 6'0" (3.58 x 1.83)



Window and door to side aspect, Mains gas central heating boiler, sink unit, cupboards, plumbing for washer/dryer, walk in shelved pantry, power points.

GROUND FLOOR SHOWER ROOM

WC, sink and shower.

GARDEN ROOM

9'3" x 20'0" (2.84 x 6.10)



Windows to front side and rear aspect, power points, radiators.

FIRST FLOOR LANDING

Window to front and rear aspect, power points, radiator. Stairs to second floor landing.

OPEN PLAN OFFICE



BATHROOM

Window to side aspect, fully tiled panel enclosed bath with overhead shower, low flush W/C, hand wash basin with vanity unit, radiator.

BEDROOM ONE

16'7" x 12'0" (5.08 x 3.66)



Window to front aspect, feature fireplace, power points, radiator.

BEDROOM TWO

12'0" x 10'0" (3.66 x 3.05)



Window to front aspect, feature fireplace, eaves storage, power points, radiator.

BATHROOM



Velux windows to rear aspect, fully tiled walk in shower, freestanding bath tub with mixer taps, low flush W.C, hand wash basin with pedestal, heated towel rail, extractor.

SECOND FLOOR LANDING

BEDROOM THREE

14'0" x 12'0" (4.27 x 3.66)

Velux window to rear aspect, power points, radiator.

HOME GYM

20'0" x 23'3" (6.10 x 7.10)



Self contained home gym in detached stone single storey building, power, ladder to insulated storage area above, UPVC doors and windows overlooking the garden.

BEDROOM FOUR

14'0" x 11'8" (4.27 x 3.58)

Velux window to rear aspect, power points, radiator.

GARDEN STUDIO

16'4" x 16'4" (5 x 5)

Insulated and double glazed timber studio complete with light and power.

GARDENS



Double gated driveway from road to turning area. Parking for up to four vehicles. Well stocked garden beyond with lawn, specimen trees, fruit trees, shrubs, herbs and flowers. Large pond with combination fountain and water feature, two stocked log stores, greenhouse, large timber summer house and three sheds. Extensive York Stone paved areas. External power sockets. Additional access to garden through single gate at front of house

SERVICES

All mains services are connected.

The gas central heating boiler is located in the utility.

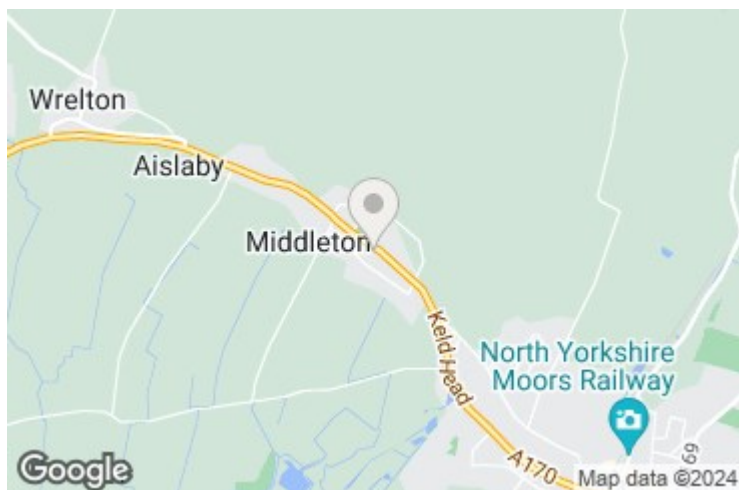
There are solar panels on the garage roof which are fully owned which will be transferred to the new owners. These generate payments per year of around £500 plus reduced electricity bills.

ADDITIONAL INFORMATION

-Water softener and water filtration system

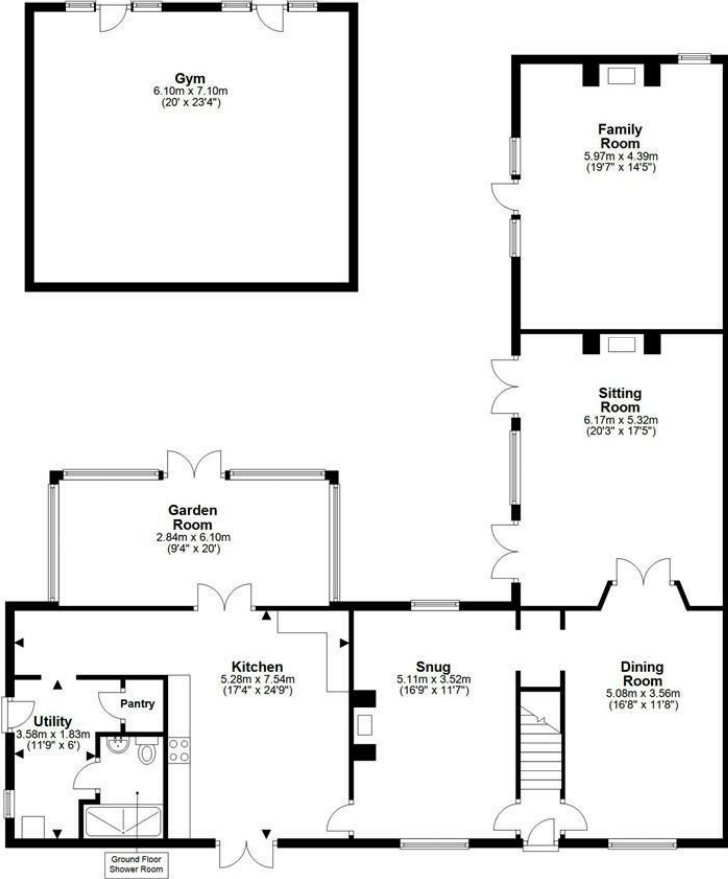
-Worcester Gas Boiler fitted December 2018

-Solar Panels Index Linked Feed In tariff still has 12 years to run. Approximately income from panels around £500 per annum. All electricity generated is available to the householder at no cost.



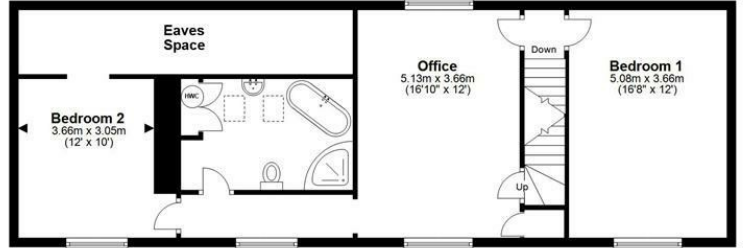
Ground Floor

Approx. 199.4 sq. metres (2146.9 sq. feet)



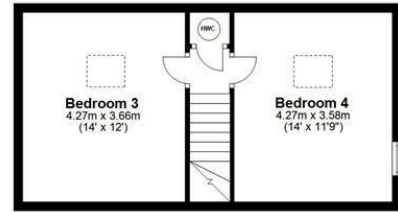
First Floor

Approx. 81.9 sq. metres (881.6 sq. feet)



Second Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 317.0 sq. metres (3411.8 sq. feet)
The Villa, Middleton



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	



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