



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

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://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

## Rock House, 8 Undercliffe, Pickering, North Yorkshire, YO18 7BB Guide price £595,000

Rock House is a unique home with accommodation arranged over three floors and a 2 storey barn which could have the ability to generate income. This contemporary home offers a flexible living space and the added bonus of a fantastic terrace, ideal for entertaining. In an amazing position, this property overlooks the North York Moors Steam Railway with easy access to the surrounding countryside.

To the ground floor, this amazing home has three defined reception areas, with an airy open plan dining kitchen. To the first floor there are two double bedrooms and shower room. The second floor provides an additional 2 double bedrooms and bathroom. Features of the house include oak beams, engineered oak floors and doors, with exquisite decoration throughout.

Externally you will find the terrace, which is a covered purpose built external area, accessed from the main living area.

In addition to the main house there is a 2 storey barn of stone construction of approximately 1200 sq. ft over 2 floors. With the appropriate permissions this could be converted to achieve a holiday home, annexe or create a home/work environment.

The property lies in Pickering on the edge of the North York Moors National Park, and is close to the town centre with all the local amenities you could need close to hand. There are shops, cafes, a regular market, library and excellent tourist attractions including a museum and the incredibly popular North York Moors Railway, which runs daily heritage steam and diesel services from Pickering to Whitby through the heart of the national park. Lying on the crossing point of the A169/A170, Pickering occupies a central location in the area, with excellent access to the moors, coast and Yorkshire Wolds, including the neighbouring market town - and Yorkshire's food capital - Malton.



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**ENTRY**

3'2" x 2'7" (0.98 x 0.8)

Access from Undercliffe. Carpeted stairs to first floor, engineered oak floor, underfloor heating, oak door to reception room, currently used as a billiard room.

**LIVING ROOM**

14'6" x 11'10" (4.42 x 3.61)

Front aspect, 2 windows, timber venetian blinds, engineered oak floor, log burner with oak mantle, 2 recessed areas with bespoke oak shelves feature lighting, feature pendant lighting, underfloor heating TV point, half-glazed oak door to dining room.

**DINING ROOM**

10'2" x 15'3" (3.10 x 4.66)

Rear aspect, window with timber venetian blinds, engineered oak floor, oak beams to ceiling, recessed spotlights, step up into kitchen, underfloor heating, access to living room.

**SITTING ROOM**

16'2" x 15'4" (4.94 x 4.69)

Rear and side aspect window with timber venetian blinds, raised stone, tiled hearth with log burner, oak mantle, engineered oak floor, TV point, roof lights, feature pendant lighting, 2 x cast iron radiators, sliding patio doors to terrace.

**COVERED PATIO**

7'10" x 16'4" (2.4 x 5.0)

Timber tiled roof, stone floor, stone wall, lighting, water feature, external power and external hot water tap.

**KITCHEN**

20'1" x 11'0" (6.14 x 3.36)

Shaker kitchen with quartz work top, integrated fridge freezer, double oven, dishwasher, extractor hood, gas hob, feature pantry, Belfast sink with swam neck mixer tap, feature brick wall, breakfast peninsular, feature pendant lighting, sky light, bi-fold doors to rear with integrated venetian blinds, oak floor, underfloor heating, original vintage sign, bespoke oak shelves, door to rear hallway.

**UTILITY/CLOAKROOM**

5'8" x 8'1" (1.75 x 2.48)

Oak floor, plumbing for washing machine, external half glazed door, underfloor heating, door to WC.

**GUEST CLOAKROOM**

3'1" x 4'10" (0.94 x 1.49)

Low level flush WC, vanity wash hand basin with storage, underfloor heating tiling, mixer tap, oak floor, window with oak sill.

**FIRST FLOOR LANDING**

14'4" x 5'4" (4.38 x 1.64)

Oak doors to bedrooms and bathroom 1, leading on to 2nd floor, carpet, glazed balustrade with oak frame, feature radiator, feature stained glass window.

**BEDROOM 3**

14'6" x 9'5" (4.44 x 2.89)

Front aspect, 2 windows, carpet, radiator, TV point, venetian blinds, feature pendant light.

**BEDROOM 2**

10'4" x 10'3" (3.15 x 3.14)

Rear aspect window, carpet, radiator, venetian blinds, feature pendant light.

**BATHROOM 1**

7'0" x 4'7" (2.15 x 1.40)

Shower with glazed enclosure, vanity wash hand basin with storage, low level flush WC, feature towel radiator, vinyl floor, shower board, combi boiler.

**BEDROOM 1**

14'8" x 13'3" (4.48 x 4.06)

Front aspect, 2 windows, oak beams with high ceiling, carpet, recess with feature lighting, radiator, TV point, venetian blinds, feature pendant lights.

**BEDROOM 4**

11'1" x 10'2" (3.38 x 3.12)

Rear aspect window, carpet, radiator, loft hatch, roller blind, feature pendant light.

**BATHROOM 2**

7'2" x 7'4" (2.19 x 2.24)

Rear aspect, oversized low level window feature, vinyl floor, recessed shelved storage area, bath with over shower and shower curtain, tiled, timber bath panelling, feature vanity basin with mixer tap and bespoke storage, feature mirror with lighting, feature towel radiator.

**OUTSIDE**

Stone external wall with feature post office post box, cold water tap and power, timber gates leading to hard landscaped area, additional stone building of approx 1200 sq ft over two floors.

**COUNCIL TAX BAND D****TENURE**

Freehold.

