



The Bothy

18 Goslipgate, Pickering, YO18 8DQ

Price Guide £350,000



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Welcome to The Bothy. Located in the charming market town of Pickering, this remarkable house offers a unique living experience that goes beyond the ordinary three bedroom family home. With a thoughtfully designed layout, the property boasts an inviting reception room which opens into a lovely dining kitchen, perfect for both relaxation and entertaining. The heart of the home is a beautifully extended social dining kitchen, complete with a convenient guest cloakroom/WC. This space is ideal for family gatherings and dinner parties, allowing for seamless interaction between cooking and dining. The spacious sitting room, featuring a wood-burning stove, serves as a warm and welcoming focal point, perfect for cosy evenings in. On the first floor, you will find three well-proportioned bedrooms, alongside a well insulated loft room that is currently utilised as a home office, providing a quiet retreat for work or study. The extended bathroom is a true highlight, offering a luxurious space to unwind. Additionally, the property includes a one-bedroom annexe for independent living. This versatile space features tri-fold doors and patio doors that open onto a delightful decked area, overlooking the serene rear garden. This annexe is perfect for guests, older children, or even as a private office space. (Currently serving as and air BnB and generating around £8k per annum) Overall, this property is a rare find, combining modern design with practical living spaces, all set in a sought after location. It is an ideal choice for families or those seeking a home that offers both comfort, style and warmth with the added bonus of solar panels which contributes around £1,200 per annum.

- A truly unique family home. Three bedrooms and loft room to the main house with separate annexe
- Situated on a very generous plot with plenty of parking for multiple vehicles
- Stunning, extended bathroom with separate walk in shower and double ended bath
- Spacious living accommodation consisting of a large sitting room with wood burning stove
- Solar panels which can contribute around £1200 per annum
- Overall a rare property which has been extended and tastefully updated over recent years
- Separate annexe with living area, bedroom and newly fitted bathroom. Tri-fold doors and decked area
- Guest WC

Sitting Room

Entrance opening into the stunning sitting room, UPVC double glazed front aspect window, UPVC glazed door leading to the garden, two radiators. Newly installed wood burner with chimney liner, oak hand made mantel above, hidden wiring for sound system, wood effect flooring, TV point, coving to the ceiling and Double doors leading to:

Kitchen/Dining Room

With a range of quality wall and base units, underfloor heating, Belfast style sink, space for range style cooker with extractor hood above, under unit lighting and display lighting, overhead storage with hatch access, under stairs storage cupboard/ larder with motion sensor light, vintage radiator with exposed brick feature wall, built in dishwasher (2023), part tiled walls, spotlights and vaulted ceiling with skylight. Two UPVC double glazed windows to the side aspect with blinds and patio doors leading to the garden. New gas boiler installed in 2023.

Guest cloakroom/WC

With low level WC, hand wash basin, part panelled walls, vintage radiator and plumbing for washer.

First Floor Landing

With side facing UPVC window and fitted blind, access via

wooden fold down ladders to a fully boarded room, currently used as a home office (14'4" x 11'3"), skylight window and additional storage to eaves. Air vents fitted to roof for better ventilation, built in wardrobe space and newly carpeted.

Master Bedroom

UPVC double glazed front aspect window with window blind, sliding door wardrobes, radiator and original wooden flooring.

Bedroom Two

UPVC double glazed rear aspect window, decorative paneling, electric sockets with direct phone charge, radiator and original wooden flooring and Venetian blind.

Bedroom Three

UPVC double glazed front aspect window with window blind, overstairs cupboard, built in shelving, Original wooden flooring and radiator.

Extended House Bathroom (2022)

UPVC double glazed rear aspect window with fitted blind, large double ended bath, low flush WC, free standing wash basin, partly tiled walls, underfloor heating, dual use radiator/towel rail, large walk in shower with waterproof panels and extractor fan.

Annexe:

Currently used as an Air BnB business (average 8k earnings per annum). The annexe has been fully insulated, re-plastered, new skirting boards, flooring, Tri-fold doors fitted, French doors off the bedroom (2022), new UPVC windows to the front (2025) New bathroom 2025. Some of the fixtures and fittings can be available by separate negotiation if required. New loft ladder and light to large storage roof space. Installation of raised decking with Solar lights to the rear of the annexe.

Living Area

Newly fitted Tri-fold doors and windows to the front, gas boiler. Wood effect flooring, two radiators and oak sliding door to the bedroom.

Bedroom

Wood effect flooring, large radiator, patio doors to the rear decked area and oak sliding door to the living area.

En-suite Bathroom

A newly fitted bathroom suite with UPVC double glazed side aspect window with blinds, panel bath with shower over, vanity wash basin, low flush WC, fully tiled floor and walls, extractor fan and radiator.

Garage

This is a half garage with floor to ceiling shelving for extra storage, with electric roller door, home to the boiler for the main house and the electric batteries for the solar panels.

Exterior

Gravel driveway to the front and side of the property offering plenty of parking for multiple vehicles. EV charger. The rear garden is fully enclosed and fenced with a gravel area, raised flagged Indian stone patio area, covered patio area with pergola and wisteria above, log store, well stocked borders and laid to lawn. Various fruit trees and veg plot. Side access Gate, wooden tool storage, plastic garden storage to bottom of garden, water butt, wooden walk way leading to a further seating area. Outside lighting and power sockets in the courtyard area.

She Shed

A lovely brick outbuilding which has been tastefully converted with power and lighting installed, built in bench seating with storage underneath, fully insulated and hand built panelling, new flooring, installation of UPVC window.

Location

Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.



Road Map



Hybrid Map



Terrain Map



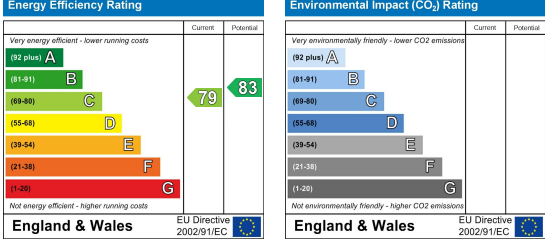
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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