



01947 601301



CORNERSTONE HOUSE, PICKERING

1 BED BARN CONVERSION



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PROPERTY FEATURES

- Detached Barn Conversion with Private Parking
- Open Plan Living with Log Burning Stove
- Bespoke Kitchen with Solid Oak Worktops
- 1 Attic Bedroom & 1 Modern Bathroom
- Gas Central Heating & Double-Glazing Throughout
- Fully Furnished Holiday Let with Bookings
- Restriction prevents Full Residential Occupancy

Type: **BARN CONVERSION**
Availability: **FOR SALE**
Bedrooms: **1**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **OFF ROAD PARKING**
Outside Space: **PATIO**
Tenure: **FREEHOLD**

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CORNERSTONE HOUSE, PICKERING- 1 bed Barn Conversion -£165,000



Hope & Braim are delighted to present Cornerstone House in Pickering to the market. This former stone barn has been cleverly converted into a luxury holiday cottage that has beautifully curated interiors and private parking located in a popular market town on the edge of the North York Moors. It's hard to believe this cosy cottage was most recently a garage as once you step inside it feels like a home that has been standing for a long time, not just a few years. Downstairs there is an open plan layout comprising a lounge area with room for a sofa and a log burning stove, plus a compact kitchen that has a range of shaker-style cabinets, Oak Worktops and integrated appliances. There is a modern bathroom with a striking three-piece shower suite including a feature skull toilet and a sliding barn door. A spiral staircase leads up to the bedroom that is within the roof space and has a double bed with a Velux window above. The interiors have been professionally designed and have interest wherever you look with a mix of curated antique pieces and modern fixtures. There is a flagged courtyard that offers off-street parking and an outside seating area with a bistro set. The cottage is a successful holiday let and is offered as a fully furnished going concern, making this an attractive buy-to-let investment.



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Floor 0



Floor 1

Approximate total area⁽¹⁾

464.14 ft²

Reduced headroom

177.71 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Less energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - highest running costs	G		

England, Scotland & Wales EU Directive 2002/91/EC

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

