

Peter  
**illingworth**  
ESTATE AGENTS



**The Old Pond House, Newton-on-Rawcliffe, YO18 8QA**  
**Price Guide £497,500**

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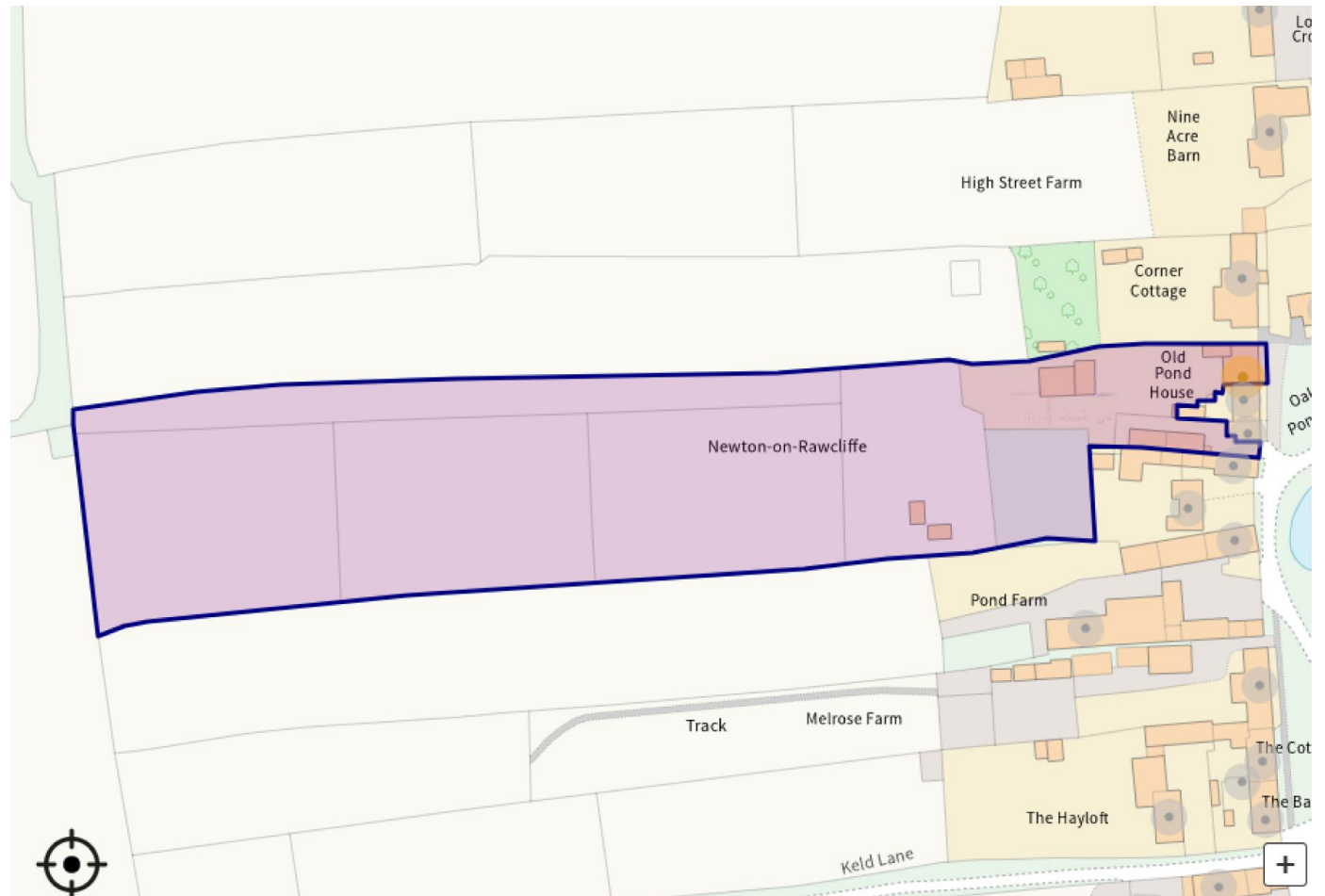
'The Good Life' - Nestling in the charming North Yorkshire village of Newton-on-Rawcliffe, overlooking the Village Pond can be found this desirable residence set in approx 3.4 acres, with outbuildings, including open garage, barn, two home office/stores two portable stables, field shelter and tack room and with an approximate 2.5 acre west facing sloping field down to grass.

The house is historic and is believed to have an original witching post in the sitting room. On the ground floor: Sitting room with beamed ceiling, stove to the fireplace and window seat, dining room beamed ceiling, open fireplace and window seat, galley style kitchen and conservatory.

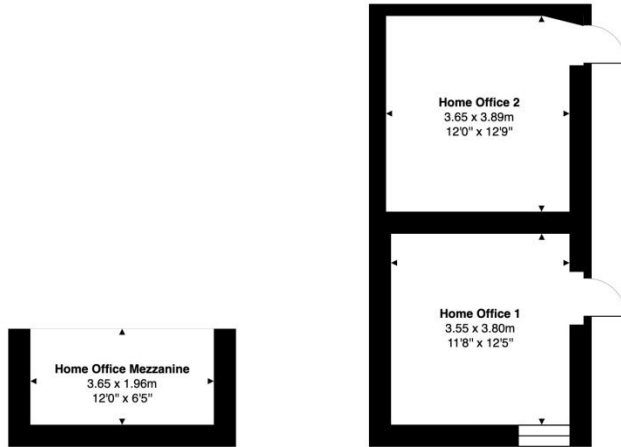
First floor: Landing two double bedrooms and house bathroom.

Planning permission has been granted to extend the ground floor substantially adding a large kitchen/dining area, shower room and boot room, providing the flexibility for the dining room to be used as a third bedroom.

For those purchasers interested in walking some fantastic North York Moors National Park scenery is only a short distance away. Those who are horse riders will find miles and miles of off road forestry tracks to ride on without even having to go on to a road. In particular elevated views over the North York Moors Railway can be seen from the top of the village. The ancient market town of Pickering is located to the south and has a good range of amenities. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



# The Old Pond House, Newton On Rawcliffe, Pickering, YO18 8QA

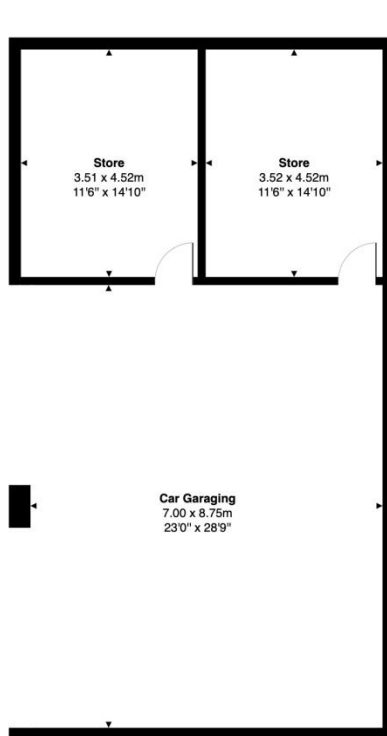


Gross Internal Area: 7.0 m<sup>2</sup> ... 75 ft<sup>2</sup>    Gross Internal Area: 29.8 m<sup>2</sup> ... 321 ft<sup>2</sup>

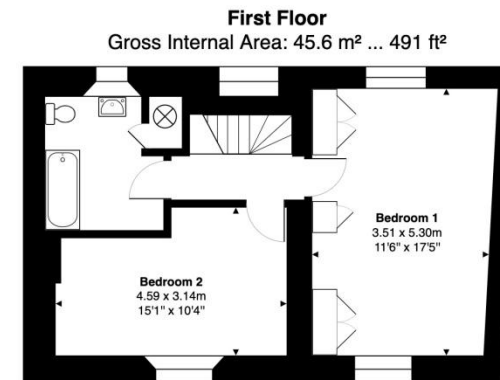
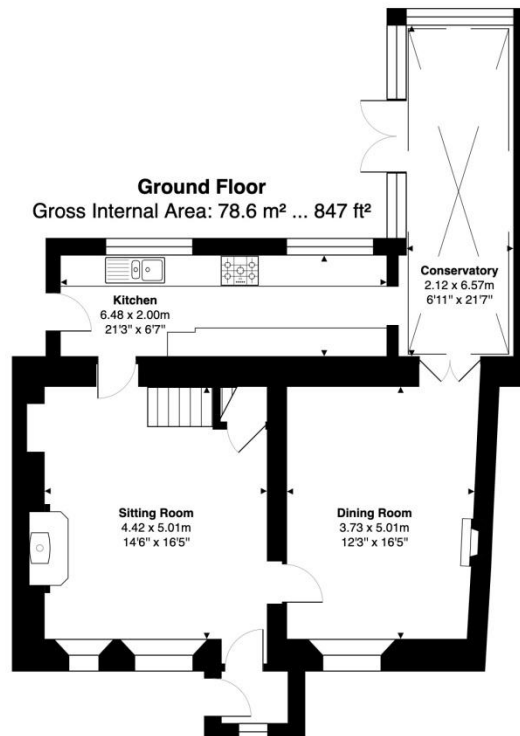


House Gross Internal Area: 124.2 m<sup>2</sup> ... 1337 ft<sup>2</sup> (excluding outbuildings)

All measurements are approximated for display purposes only and should be independently verified  
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Gross Internal Area: 95.3 m<sup>2</sup> ... 1026 ft<sup>2</sup>



For illustration purposes only not to scale





**Tenure:** We understand the property to be freehold. Vacant possession will be given on completion.

**Services:** Mains water, drainage, and electricity are laid on. LPG Gas.

**Note:** A neighbouring property has vehicular and pedestrian access to the rear of their property up and to as far as their garage, leading from the roadside.

**Property Tax:** Band E

**Energy Performance Certificates:** Band F

**What3Words:**

///headliner.sunbeam.roofer

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**Viewing:** Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557



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