



## Eden House, 119/120, Eastgate, Pickering, £595,000

"Eden House, Eastgate, Pickering, Grade II Listed Property"

A beautifully presented and versatile period home offering four spacious bedrooms, four bathrooms and three/four generous reception rooms. The property comprises 2 properties which have been amalgamated, to create one large family home, potential for multi-generational living, or creating a self contained annex (currently being run as self-contained holiday rental with excellent established income. web site: ([www.edenhousepickering.co.uk](http://www.edenhousepickering.co.uk))

Ideally positioned in the heart of Pickering, this impressive property combines flexible multi-generational living with the charm and comfort of a superb family home, including large south-facing gardens, substantial detached garage & workshop, and secure parking for several vehicles.

4 x Bed

4 x Bathroom

3 x Reception

**Gilleards Your Personal Agent**  
8 Station Cottages, Easingwold,  
York  
Tel: 07764810490  
Email: [steve@gilleards.com](mailto:steve@gilleards.com)







- Stone built cottage extended to the rear
- Four bedrooms
- Four bathrooms

- 2400 square feet
- Large timber garage and workshop
- North Yorkshire Moors







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Eden House is an elegant and versatile period residence set along Eastgate in the heart of Pickering. Beautifully maintained and thoughtfully arranged, it offers superb flexibility for family living, multi-generational arrangements, or those seeking an attractive home with income potential. The main house features four well-proportioned bedrooms (all with high vaulted ceilings), four newly fitted en-suite bathrooms and four inviting, flexible reception/living/ dining rooms, each with its own character and charm. The property has a fully modernised breakfast kitchen with French doors opening to a patio area and the rear garden. Light, space and comfort flow throughout, enhanced by period details and a warm, welcoming feel. Adjoining the main home is a self-contained holiday cottage, ideal for generating income, hosting guests, or providing independent living space. Outside, the property enjoys a large private rear garden and sits within easy walking reach of Pickering's shops, cafe's, schools and easy access to North York Moors and East Coast, making it a rare opportunity in a highly desirable location.

**Entrance hall**  
Timber front door, opens into a hallway with a glass panel door opening to

**Dining room/Reception room one**  
Bow window positioned to the front of the property has a window seat, wood burning stove set within an Inglenook fireplace, built in fireside cupboards, communication points and stairs leading to the first floor and under stairs storage cupboard.

**Sitting room/Reception room two**  
Bow window positioned to the front of the property, wood burning stove set within a fire surround with slate hearth and oak mantelpiece and television point

**Breakfast/kitchen**  
Modern range of wall and base units with matching work tops and under unit lighting. Sink with 1.5 basin, mixer taps, electric and gas cooker points, dishwasher point, slate tiled floor and French doors opening to a patio area and the rear garden.

**Rear hall**  
There is an interconnecting door which leads to additional accommodation which is currently used as a holiday cottage, but has multiple uses

**Utility room/cloakroom**  
White two piece suite comprise low level W/C, wash hand basin and vanity cupboard, plumbing for a washing machine and space for a tumble dryer, also coat hanging and shoe storage

**First floor**  
Stairs lead to the first floor split-level landing area with doors opening to

**Bedroom one**  
Double bedroom with high vaulted ceiling positioned to the front with a window seat overlooking Eastgate, with modern secondary double glazing, TV point, built in storage cupboards, also housing the boiler and hot water tank. Loft access to a boarded space for storage

**En-suite one**  
White three piece suite comprise shower cubicle, half tiled walls, tiled floor, low level W/C and wash hand basin and a chrome heated towel rail. Electric Shaver point. Electric extractor fan

**Bedroom two**  
Double bedroom with high vaulted ceiling positioned to the front of the property has a window seat overlooking Eastgate, modern secondary double glazing along with communication points, a inbuilt wardrobe space with hanging rails, and TV point.

**En-suite two**  
White three piece suite comprising shower cubicle, half tiled walls, tiled flooring, wash hand basin, low level W/C and a chrome heated towel rail. Electric shaver point and extractor fan

**Bedroom three**  
Double bedroom positioned to the rear of the property overlooking the garden, with large double glazed window, has fitted wardrobes with sliding doors, built in cupboard

**En-suite three**  
Dual aspect windows white three piece suite comprise bath with shower over, low level W/C, wash hand basin, chrome heated towel rail and 2 windows to the rear elevation. Electric heated floor with thermostatic control. Electric shaver point & extractor fan. Fully tiled

Additional accommodation in adjoining cottage

**Entrance vestibule**  
Timber front door opens into a hallway with a door opening to

**Living room/Reception room three**  
Bow window overlooks Eastgate and there is wood burning stove with fire surround and a slate tiled hearth. Storage cupboard, television point and stairs leading to the first floor, and under-stairs storage cupboards.

**Open Plan Kitchen/Utility area, and sun room extension / reception room 4**  
Modern range of wall and base units with matching work tops, sink with mixer taps, gas hob with extractor fan and hood, integral electric oven, plumbed for a dishwasher, adjoining door access to the main accommodation. This area opens to a sun room / reception room 4 with space for a dining table or conservatory style furniture. Double glazed French doors & windows opening to an additional rear patio area.

**Bedroom four**  
Double bedroom positioned to the front of the property has a high vaulted ceiling, modern secondary double glazing and a cupboard housing a gas combi boiler & storage. Fitted wardrobes with sliding doors.

**Bathroom 4 En-suite**  
White suite comprise bath with shower over, wash hand basin, low level W/C, half tiled walls and tiled floor chrome heated towel rail. Modern double glazed window to the rear.

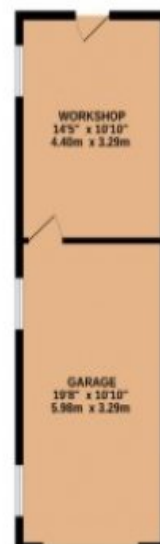
**Rear garden**  
Eden House, remains one of the few properties along Eastgate which has retained the full stretch of its garden, to Outgang Road. This beautiful South facing traditional Stone-Walled garden is private and peaceful. To the immediate rear is a partially enclosed flagstone seating area, ideally placed from the kitchen as an outside entertaining area. The garden beyond is mainly set to lawn, with further patio and decked areas for seating, the central portion of the garden has been used as vegetable garden including raised beds, with a number of fruit trees, to include cherry plum and pear, along with eating and cooking apples. There is a sensor LED lighting system which allows you to navigate the pathway leading to the rear door from the bottom of the garden. There is a substantial garage and workshop which was built in 2023 and built by block work hardwood construction, insulation, power and lighting throughout. At the very bottom is parking for multiple vehicles and a four bar wooden gate to Outgang Road.



GROUND FLOOR  
207 sq.ft. (20.2 sq.m.) approx.

1ST FLOOR  
288 sq.ft. (26.7 sq.m.) approx.

2ND FLOOR  
277 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 2424sq.ft. (225.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate. Gilleards Your Personal Agent are the vendors or lessors of this property whose agents we give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract. (ii) no person in the employment of Gilleards Your Personal Agent has any authority to make or give any representation or warranty whatever relation to this property and no prospective purchaser should rely on any statements as being representation or warranty.

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