

## EDEN HOUSE, 120 EASTGATE PICKERING



**A substantial character property with an adjoining cottage, set in large, south facing grounds, with a detached garage and workshop.**

Grade II listed character property, providing over 2,400 square feet of accommodation

A large and versatile family home with potential to separate the accommodation for a dependant or as an additional income stream; currently operating as a successful holiday cottage

Newly remodelled accommodation with smart new kitchen, utility and cloak.

Four large double bedrooms, all with modern en-suite bath and/or shower rooms

Attractive gardens – Recently built detached garage with workshop – Plenty of off-street parking

### GUIDE PRICE £599,950



A Grade II Listed house with adjoining cottage and a large south facing garden together with garage, workshop and private parking. Eden House is a former guesthouse which has been transformed into a spacious and versatile family home with newly reconfigured and refurbished accommodation. The ground floor accommodation has been subject to an imaginative restructure, creating a stylish contemporary kitchen which opens through into the sitting and dining rooms. The adjacent space to the kitchen has been remodelled into a utility and cloakroom with WC.

Eden House is the amalgamation of a pair of cottages with a modern extension to the rear. The property is exceptionally versatile, both as a sizeable home, or equally incorporating the adjoining cottage accommodation which currently operates as a popular holiday cottage ([www.edenhousepickering.co.uk](http://www.edenhousepickering.co.uk)). In total the house provides 2,424 square feet of accommodation: entrance vestibule, a pair of front facing reception rooms and a stylish, newly finished breakfast kitchen, with French windows opening out onto the south facing rear garden. Adjoining the kitchen is the utility, cloak and coatroom. Upstairs are three large double bedrooms, all with en-suite bath and/or shower rooms. Access into the cottage is via an interconnecting door in the rear hall and the accommodation comprises; a lovely front facing reception room, which features the same charming, curved bow window seen in the main house and has a log burning stove. To the rear is a lengthy kitchen area with dining/garden room where there are French windows opening out onto the south facing grounds. Upstairs is a big double bedroom with a vaulted ceiling and adjoining bathroom with bath and shower.

Eden House has attractively landscaped, south facing grounds which run the down to Outgang Road at the rear. At the far end stands a recently constructed detached garage with adjoining workshop and to its front stands a generous parking area with vehicular access onto Outgang Road.



## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Timber panelled front door with bullseye glass pane. Glazed interior door. Quarry tiled floor. Electric fuses and consumer unit concealed within an overhead cupboard.

### DINING ROOM

5.30 m(17'5") max x 4.30 m(14'1")

Curved bow window to the front with window seat. Wood burning stove set within a slate lined alcove and within an inglenook fireplace. Fitted fireside cupboards. Radiators. Television point. Wall light point. Telephone point. Stairs to the First Floor with under stairs storage cupboard.



### SITTING ROOM

5.30 m(17'5") x 2.80 m(9'2")

Curved bow window to the front. Wood burning stove set into a recess with slate hearth and an inset oak mantel. Radiator concealed. Recessed ceiling lights. Television point.



### BREAKFAST KITCHEN

6.60 m (21'8") max x 3.80m(12'6") max

Range of fitted kitchen cabinets with Butcher Block style worktops with under cupboard lighting, incorporating one and a half ceramic sink unit. Larder cupboard. Electric and gas cooker points. Automatic dishwasher point. Recessed ceiling lights. Slate floor. Column radiator. Crittall style French windows opening out

onto the south facing terrace.



### REAR HALL

**Interconnecting door through to the additional accommodation which is currently a self catering holiday cottage.**

### UTILITY ROOM/ CLOAKROOM

2.30m(7'7") x 1.80m(5'11")

Low flush WC. Wash hand basin set within a vanity unit. Automatic washing machine point. Tumble drier point. Casement window to the rear. Radiator. Coat hooks

## FIRST FLOOR

### BEDROOM ONE

4.00 m(13'1") x 3.56 m(11'8")

Casement window to the front with fitted window seat. Radiator. Television point. Fitted linen storage, housing hot water cylinder and gas fired central heating boiler. Large, fitted cupboards. Loft access hatch – boarded out for storage.

### EN-SUITE SHOWER ROOM

2.11 m(6'11") x 1.77 m(5'10")

Fully tiled walk-in shower cubicle. Low flush WC. Wall hung wash hand basin. Half tiled walls and floor. Extractor fan. Chrome heated ladder towel rail. Wall light. Electric shaver point.





#### BEDROOM TWO

4.30 m(14'1") x 2.90 m(9'6")

Casement window to the front with fitted window seat. Radiator. Television point. Telephone point.

#### EN-SUITE

2.40 m(7'10") x 1.00 m(3'3")

Fully tiled Walk-in shower cubicle. Low flush WC. Wall hung hand basin. Half tiled walls and floor. Extractor fan. Chrome heated ladder towel rail. Wall light. Electric shaver point.

#### BEDROOM THREE

3.88 m(12'9") x 3.60 m(11'10")

Casement window to the rear, overlooking the garden. Radiator. Fitted cupboards with sliding doors. Walk in fitted cupboard. Television point.

#### EN-SUITE BATHROOM

2.30 m(7'7") x 2.00 m(6'7")

White suite comprising bath with shower overhead. Wall hung wash basin. Low flush WC. Natural stone tiling to the walls and floor. Wall light. Electric shaver point. Pair of casement windows to the rear. Chrome heated ladder towel rail. Underfloor heating.

#### ADJOINING COTTAGE/ADDITIONAL ACCOMMODATION

##### LIVING ROOM

5.20 m(17'1") max x 3.28 m(10'9")

Entrance vestibule with panelled front door with bullseye pane. Curved bow window to the front elevation. Cast iron wood burning stove set within a recess with mantel overhead and slate hearth. Beamed ceiling. Television point. Fitted storage cupboards. Stairs to the upstairs.



#### KITCHEN

8.16 m(26'9") max x 2.80 m(9'2") max

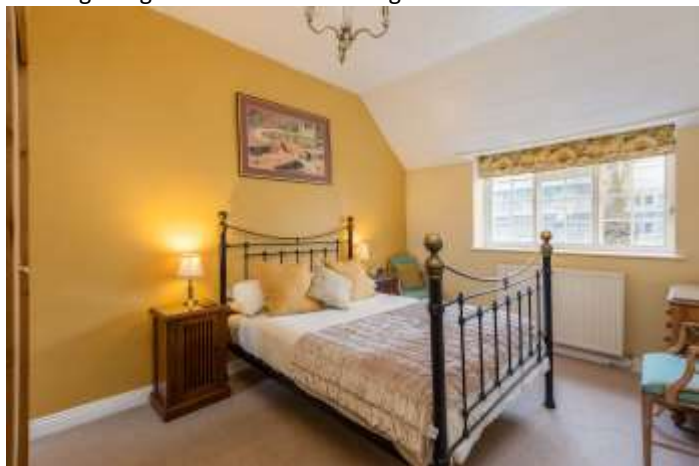
Range of fitted kitchen base and wall units with Butcher Block style worktops incorporating single bowl stainless steel sink unit with mixer tap. Integrated Beko electric oven with four ring gas hobs over and extractor hood above. Automatic washing machine point. Recessed ceiling lights. The kitchen opens out to a dining and seating area with French windows opening out onto the patio garden. Radiator.



#### BEDROOM FOUR

4.50 m(14'9") x 3.30 m(10'10")

Casement window to the front elevation. Vaulted style panelled ceiling. Radiator. Fitted wardrobes. Fitted airing cupboard housing the gas fired central heating boiler.



#### BATHROOM

2.10 m(6'11") x 2.00 m(6'7")

White suite comprising bath with shower overhead. Wall hung wash basin. Low flush WC. Natural stone tiling to the walls and floor. Wall light. Casement window to the rear. Chrome heated ladder towel rail.

#### GROUNDS

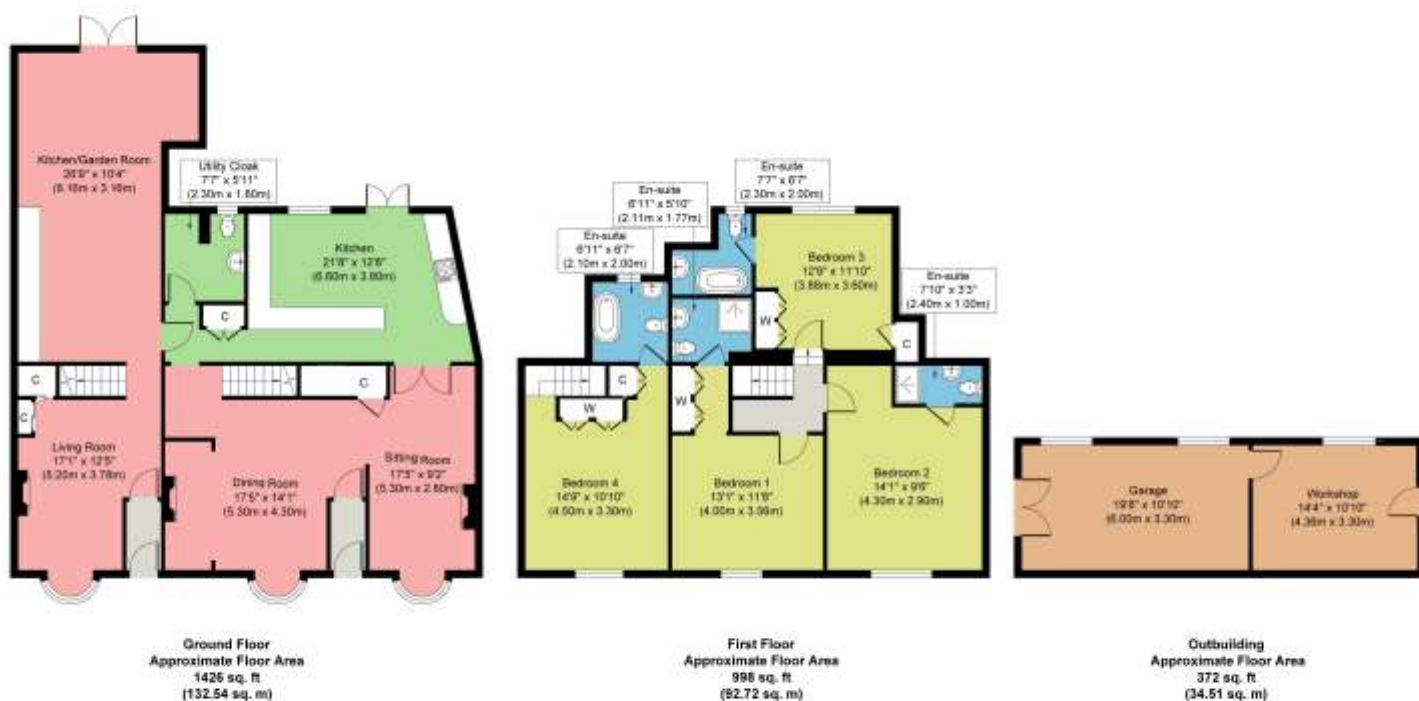
Eden House remains one of the few properties along Eastgate which has retained the full stretch of their garden, right back to Outgang Road to the rear. The garden faces south and is bounded by stone walls, making it especially sheltered and private.



To the immediate rear is a partially enclosed flagstone seating area, ideally placed from the kitchen as an outside entertaining area. The garden beyond comprises lawn, further patio and decked seating areas, with the central portion being a productive vegetable and soft fruit garden. There are a number of mature fruit trees, including cooking and eating apples, cherry and plum trees. There is newly installed sensor activated LED lighting from the back of the house, running the full length of the garden and into the car-park, triggered on motion sensors. And there is also sensor activated LED flood lighting around the perimeter of the garage.

At the far end there is a large area of private, off street parking, on which stands a substantial, newly built garage and workshop. The garage was completed in 2023 and built from block work clad with Douglas Fir. Well insulated throughout with Upvc glazed windows, electric light and power a door to the rear and double doors to the front. See the floorplan for measurements.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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#### GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.  
 Tenure: We understand that the property is freehold  
 Council Tax: E  
 Post Code: YO18 7DW  
 Viewing: Strictly by appointment with the Agent's Pickering office.

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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