

FAIRHOLME HIGH STREET, WRELTON



A well presented character cottage with sheltered rear garden, off street parking and garage, located within an accessible rural village.

Entrance Hall – Sitting Room - Breakfast Kitchen – Rear Porch
Two double bedrooms – House bathroom
Stone flagged courtyard garden to the rear
Ample off-street parking – Garage
Upvc double glazed – Gas fired central heating
NO ONWARD CHAIN

GUIDE PRICE £245,000

Fairholme is a beautifully presented stone built character cottage, located within a terrace of cottages on the northern edge of Wrelton village. The cottage has been thoroughly improved by the current owners and provides a good range of well proportioned accommodation, well suited either to be lived in full time or as a holiday cottage or second home.

The accommodation comprises 829 ft square in total: entrance hall, sitting room and large breakfast kitchen and rear porch. Upstairs are two generous double bedrooms and house bathroom.

Fairholme stands in a slightly elevated position and is one of four cottages within the terrace. To the rear is a stone paved courtyard garden with raised borders providing a easy to care for gardening area. There is off street parking to a private parking area to the southern edge of the terrace and within the garage. The property is fully double glazed and has gas fired central heating.



Wrelton is a traditional village located approximately 2 miles west of Pickering and benefits from a public house, village hall and children's play area. Further amenities can be found in the nearby market towns of Pickering and Kirkbymoorside. The village is on the doorstep of the beautiful countryside of the North York Moors National Park.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Composite front door. Arch window to the front. Electric fuses and consumer units set within a fitted cupboard.

SITTING ROOM

4.60 m(15'1") x 4.50 m(14'9")

Double sash windows to the front. Two radiators. coving. Cast iron Town & Country wood burning stove set within a recess upon a stone flagged hearth.



BREAKFAST KITCHEN

4.60 m(15'1") x 3.21 m(10'6")

Range of matching base and wall units incorporating one and a half bowl acrylic sink unit with mixer tap. Tiled splash back. Quarry tiled floor. Automatic washing machine point. Automatic dishwasher. Integrated fridge freezer. Recessed ceiling lights. Original range fireplace with bread oven. Radiator. Space for a Range oven with extractor fan.



REAR PORCH

1.60 m(5'3") x 1.60 m(5'3")

Wall mounted Potterton gas boiler. Quarry tiled floor. Velux roof light. Half glazed stable door to the rear. Fitted shelving.

LANDING

Recess with radiator. Loft inspection hatch.

BEDROOM ONE

4.30 m(14'1") min x 3.70 m(12'2")

Twin sash windows to the front. Window seat with fitted storage. Two Radiators. Fitted storage cupboard.



BEDROOM TWO

3.70 m(12'2") max x 2.50 m(8'2")

Casement window to the rear. Radiator.



BATHROOM

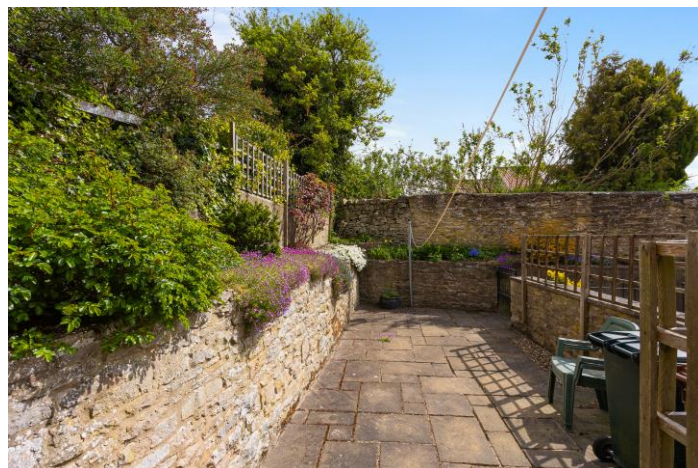
2.20 m(7'3") x 1.80 m(5'11")

White suite comprising bath with shower overhead. Low flush WC. Pedestal wash hand basin. Sash window to the rear. Tiled floor. Chrome heated ladder towel rail. Extractor fan.



OUTSIDE

Sunny, south east facing courtyard garden. Hard paved, making it easy to care for, the garden is a great entertaining space and ideal for container gardening. To the far end is the tarmac parking area and access to the single garage.



GARAGE

5.40 m(17'9") x 3.14 m(10'4")

Roller shutter door. Electric light and power.



Ground Floor
Approximate Floor Area
441 sq. ft.
(41.0 sq. m.)

First Floor
Approximate Floor Area
388 sq. ft.
(36.0 sq. m.)

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. 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

Service: Mains water, drainage, gas and electric.
Council Tax: Band B
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning: North Yorkshire County Council 01653 600666
Viewing: Strictly by appointment with the Agent's Pickering office.
Post Code: YO18 8PG. EPC: TBC

ADDITIONAL INFORMATION

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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