

FRIARS HILL COTTAGE, FRIARS HILL SINNINGTON



Semi-detached village property with huge potential for improvement throughout, set within in a generous, south facing plot.

Over 1,300 square feet of accommodation with adjoining buildings offering scope for extension (subject to planning). Re-roofed September 2025

Sitting Room – Breakfast Kitchen – Pantry/Utility – Ground floor Bathroom

Up to four first floor bedrooms – Cloakroom

Set upon a large, south facing plot with mature garden and grounds – ample off-street parking.

NO ONWARD CHAIN

OFFERS IN EXCESS OF £300,000

An increasingly rare opportunity to refurbish and renovate a semi-detached period property within a large, south facing plot and located in a very well-regarded National Park Village.

The former gardener's cottage to the neighbouring house, Friars Hill Cottage forms half of a pair of double fronted cottages. The property has been fully re-roofed (September 2025) but needs a further programme of improvement throughout, however the cottage offers huge potential to improve, possibly enlarge (subject to all necessary consents) and refurbish and in doing so create a one-off character property.

The property sits within unusually generous, south facing grounds and includes a lawned area, well stocked borders filled with cottage plantings and ample off-street parking including traditional stone garage.

In brief the house amounts to just over 1,300 square feet with the accommodation comprising the following. Entrance hallway, sitting room with open fire, breakfast kitchen, pantry and ground floor bathroom. Upstairs are up to four bedrooms: two which are good sized double rooms and a cloakroom.



LOCATION

Sinnington is a most sought-after village on the southern fringes of the North York Moors National Park. Located between the market towns of Pickering (4 miles approx) and Kirkbymoorside (4 miles approx). The village has the benefit of a primary school and a well-regarded country pub and restaurant. Friars Hill Cottage lies on the western side of the village, just over the bridge off Friars Hill.

ACCOMMODATION COMPRISES

KITCHEN

4.46 m (14'8") x 4.20 m (13'9")

Fitted base and wall units incorporating a Belfast sink. Electric cooker point. Original quarry tile floor. Cast-iron multi fuel stove set with a recess upon a flagstone hearth. Casement window to the front. Panelled door with fan light to the front.



PANTRY

1.70 m (5'7") x 1.68 m (5'6")

Fitted shelving. Window to the side.



BATHROOM

2.15 m (7'1") x 1.90 m (6'3")

Tiled floor. Bath with shower over. Pedestal wash hand basin. Cupboard housing the Worcester Bosch gas fired central heating boiler. Radiator.



SITTING ROOM

5.50 m (18'0") max x 3.00 m (9'8")

Square bay window to the front. Open fire with a tiled surround and matching hearth. Radiator. Picture rail. Fitted under stairs cupboard.



FRONT HALL

Timber front door with glazed fan light. Stairs the first floor.

FIRST FLOOR

LANDING

Loft access hatch. The loft is boarded and could offer some further development potential subject to any planning consents. Picture rail. Radiator.

FIRST FLOOR CLOAKROOM

1.55 m (5'1") x 1.30 m (4'3")

Low flush WC. Wash hand basin. Casement window to the side.

BEDROOM ONE

4.40 m (14'5") x 3.80 m (12'6")

Dual aspect room with windows to the front and side. Original cast-iron fireplace with a tiled hearth. Radiator. Exposed wooden floorboards. Picture rail.



BEDROOM TWO

3.50 m (11'6") x 3.00 m (9'10")

Casement window to the front. Radiator. Fitted over upstairs cupboard. Picture rail.



BEDROOM THREE

2.58 m (8'6") x 2.66 m (8'9")

Casement window to the side. Fitted wardrobe with sliding doors.



STUDY

3.60 m (11'10") x 2.45 m (8'0")

Window to the side. Range of fitted shelving. Radiator. Alcove with shelving.



OUTSIDE

Friars Hill Cottage sits well back from Friars Hill and is set behind mature garden and grounds which amount to 0.15 of an acre in total. The property faces south and has an open, sunny aspect with an attractive view across its garden.



OUTBUILDINGS

Within the grounds are a number of traditional stone buildings which comprise:

GARAGE

5.00 m (16'5") x 2.50 m (8'2")

STORE

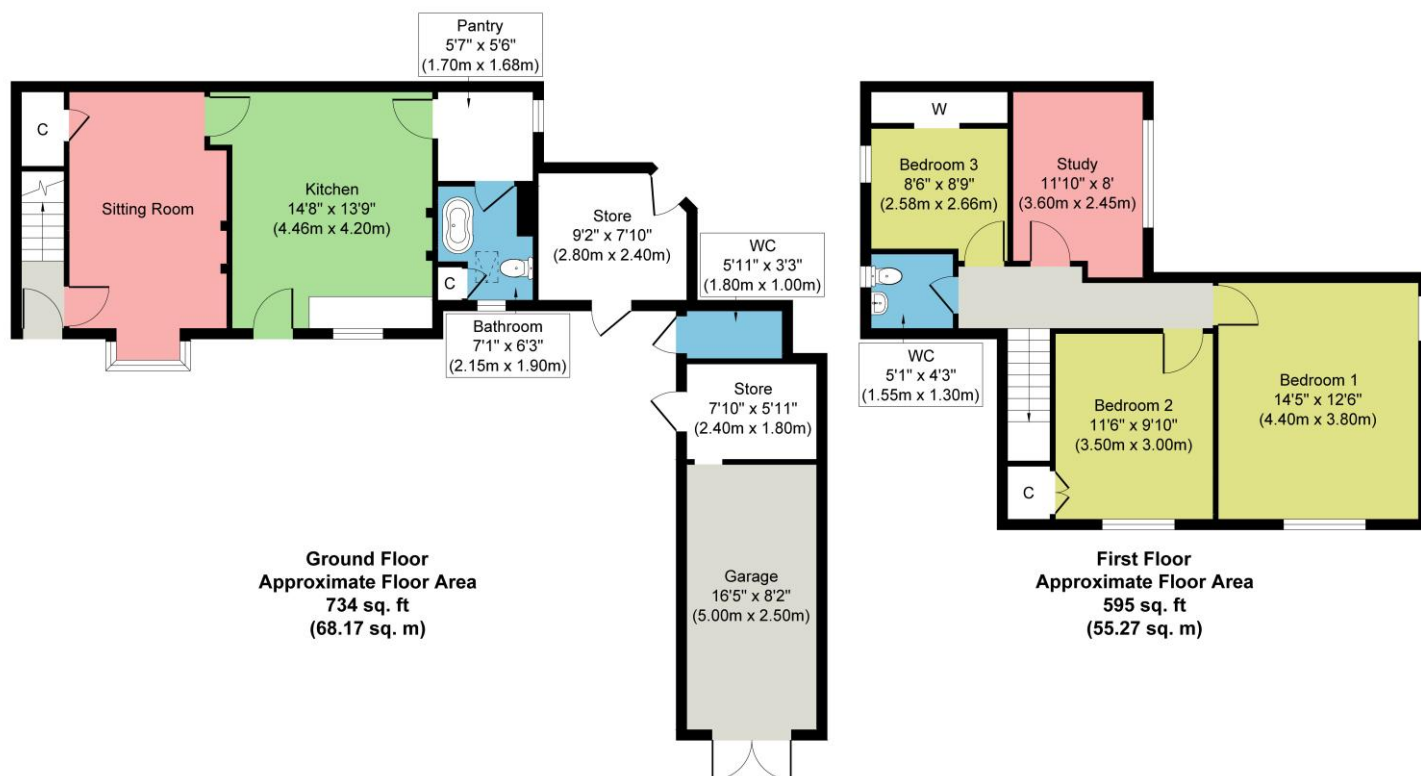
2.80 m (9'2") x 2.40 m (7'10")

GARDENERS WC

1.50 m (5'11") x 1.00 m (3'3")

STORE

2.40 m (7'10") x 1.80 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. 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 with vacant possession to be granted upon completion.
 Council Tax: C
 EPC: Current Potential
 Post Code: YO62 6SL
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Photos taken & brochure prepared August 2025

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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