PROSPECT HOUSE

Middleton, Pickering. YO18 8PA

PROSPECT HOUSE

Charming seventeenth century house with garage and outstanding south facing walled gardens - in all nearly one quarter of an acre

Pickering 1 miles • Malton 9 miles
Helmsley 11 miles • Whitby 22 miles • York 25 miles

Entrance and staircase hall • cloakroom/wc • 2 reception rooms • garden room • kitchen with Aga

Principal bedroom with en suite bathroom • 2 further bedrooms • bedroom 4/study • house bathroom

Attached garage • utility room • store room

Large rear walled gardens • traditional outbuildings

In all 0.22 acres

For Sale Freehold

Blenkin & Co
ESTABLISHED 1992

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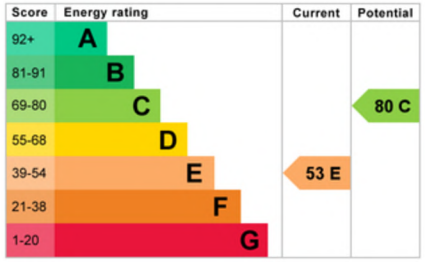
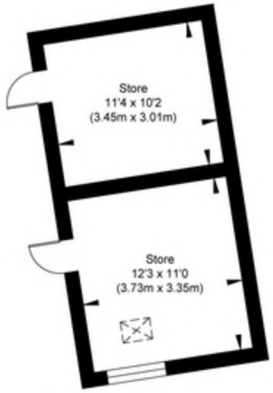
Prospect House, Middleton, Pickering

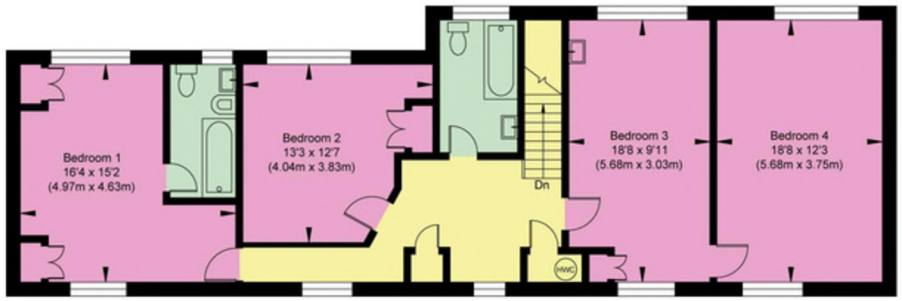




Outbuilding Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 262.0 SQ FT / 24.30 SQ M

Outbuilding First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 124.0 SQ FT / 11.50 SQ M

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1288.44 SQ FT / 119.70 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1046.25 SQ FT / 97.20 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2720.69 SQ FT / 252.70 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Prospect House is a traditional cruck-framed long house believed to date back to the seventeenth century. The charming elevation on the street belies the big reveal at the back - this is a house that is firmly orientated to the south with all rooms enjoying an open aspect across the glorious south facing walled gardens. Along with the attached garage there are also traditional stone outbuildings that offer great scope. Although Prospect House has undergone extension, renovation and restoration over the years and has been a much-loved home, it is now ready to be brought fully up to date.

- Double-fronted, terraced, period house – not listed
- Accommodation extending more than 2300 sq ft
- Full of character with an abundance of original features
- Generous and well-proportioned living rooms
- Southerly orientation over delightful gardens
- Walled gardens are secure and private
- Integral garage and traditional outbuildings
- North York Moors National Park village
- Just outside Pickering and convenient for Malton, Helmsley and York
- Available for sale with no onward chain

Tenure: Freehold

EPC Rating: E

Council Tax: F

Services & Systems: Mains water, electricity, gas and drainage. Gas central heating. Double Glazing with some tertiary.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority: North Yorkshire Council www.northyorks.gov.uk North York Moors National Park

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Prospect House is full of character and its cruck frame reveals some sturdy, age-honoured beams and trusses. In addition, there are deep sills, fireplaces, exposed floorboards, cottage doors with latches and a stout front door hewn from oak. The reception rooms are all north-south facing and generous in size with garden views and four points of access to the garden. On the front elevation the windows enjoy an outlook that includes a Georgian rectory and Grade I listed parish church. The kitchen is fitted with cabinets, a drop-down breakfast bar and gas hob; it also has an electric Aga, cast iron column radiator and stable door to rear. The first floor bedrooms are all doubles and enjoy an outlook south across the garden and pantile rooftops.

Being a traditional long house with linear accommodation, bedroom 4 is accessed only through bedroom 3.

The integral garage provides parking for one car and gives access to the rear garden via adjoining utility and store rooms.

Outside

The rear gardens are walled, south facing and full of variety. They have been well tended over the years and feature lawns, intersecting pathways, flower beds, shrubs, flowering climbers, hedges, trees, a rose-clad arch and borders showcasing a variety of well-established plants. There are two parts to the garden, the smaller of which is accessed directly from the kitchen and in the past has served as the kitchen garden; it connects to the main garden via a wrought iron garden gate. Traditional stone and pantile outbuildings provide useful storage totalling 386 sq ft and offer potential to develop.

Environs

Prospect House can be found in the heart of Middleton, a small village within the National Park on the western periphery of Pickering. The village lies predominantly along the A170 road and has a post office, public house ‘The Middleton Arms’, a Grade I listed church and petrol-filling station with a Spar convenience store. The market town of Pickering provides the facilities expected of a small market town together with recreational amenities including swimming pool, leisure centre and the North Yorkshire Moors Heritage Steam Railway.

Directions

Travelling on the A170 west from Pickering towards Kirkbymoorside, enter the village of Middleton and Prospect House is on the left hand side nearly opposite the village church, indicated by a For Sale board.

What3words: ///pleasing.stores.emulating

Viewing

Strictly by appointment.

Blenkin & Co

ESTABLISHED 1992

The Yorkshires. Residential Real Estate Award Winner 2024

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