

Mark Stephenson's

ESTATE & LETTING AGENTS



Holly Cottage Cropton, Pickering, YO18 8HL

£465,000

- Offered for sale with no chain
- Two separate reception rooms
- Three double size bedrooms
- Delightfully mature, wooded grounds
- Traditionally styled dining kitchen
- En-suite and family bathroom
- Extends to approx 1370 sqft
- Large well tended garden/grounds
- All extremely well presented

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Holly Cottage , Cropton YO18 8HL

A stone under pantile semi detached cottage in a delightful tree lined setting located only a few hundred metres beyond the main part of this highly favoured North York Moors village. Holly Cottage is offered for sale with the benefit of having no onward chain, it extends to approx 1700 sqft internally whilst outside standing in extremely mature gardens and grounds from a sweeping drive off the road. Porch, two reception rooms, WC, traditional dining kitchen, side entrance, rear entrance, three good bedrooms, en-suite and family bathroom. Solid fuel central heating system and double glazing.



Council Tax Band:



General information.

Situated on the southern fringe of the North York Moors National Park lies the sought after village of Cropton, a community of farms, smallholdings and traditional houses and cottages only approx. 5 minutes drive from the main A170 Thirsk to Scarborough road which in turn gives quick and easy access to the neighbouring market towns of Pickering and Kirkbymoorside. The village is situated in the heart of great walking country and is surrounded by forestry and moorland.

Holly Cottage is delightfully situated in a superb position overlooking open countryside in a rural location close to, but outside the curtilage of the picturesque village of Cropton. Located to the north east of the village Holly Cottage is accessed via the quiet country out of Cropton village to Sutherland, Cawthorne and Newton upon Rawcliffe whilst Pickering is also easily reached by this scenic route so avoiding the A170.

Services

Mains water and electricity.

Septic tank drainage system.

Solid fuel central heating from the Rayburn.

Mains gas is not available in Cropton.

Front porch

Sitting room

Windows facing front and side, solid fuel stove in a traditional brick surround, ceiling beams, exposed stone walling, radiator.

Dining room

Front facing window, solid fuel stove in traditional brick surround, stairs to the first floor, radiator.

Kitchen

Designed and laid out in a very traditional way with base level units and drawers, rear and side facing windows, solid fuel Rayburn which runs both the radiators and hot water together with back up immersion heater.

Rear entrance

External rear entrance door.

Side entrance

External side entrance door. door into the WC.

WC

Modern two piece suite.

First floor landing

Bedroom 1

Front and side facing windows, traditional floor boards, radiator.

En-suite

Modern three piece suite including WC, wash basin and shower cubicle. Heated towel rail.

Bedroom 2

Further generous double room with rear and side facing windows, en-suite sink unit, radiator.

Bedroom 3

Front facing window, traditional floor boards, radiator.

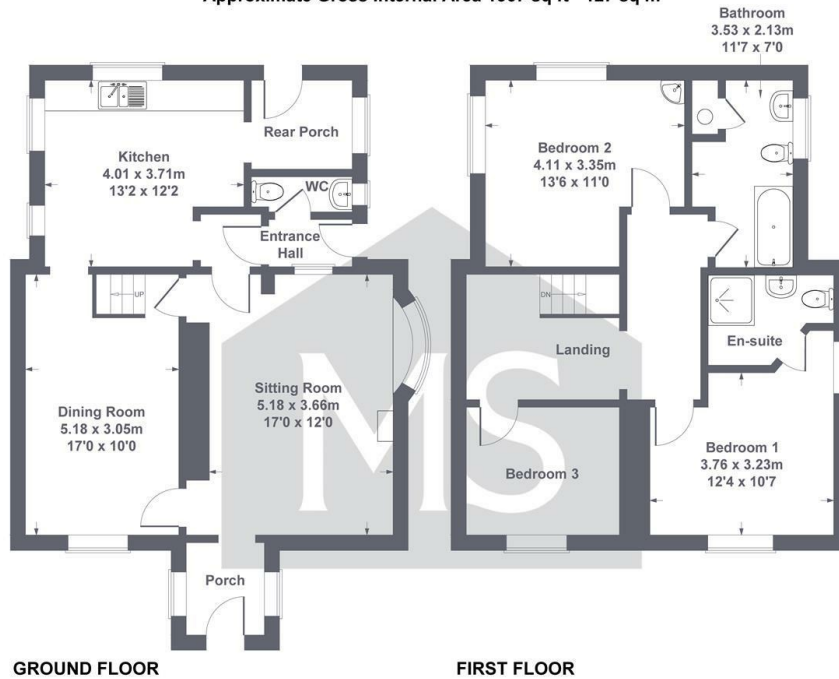
Bathroom

Side facing window, modern three piece white suite plus over bath shower, cupboard housing the hot water cylinder, heated towel rail.

Outside/gardens

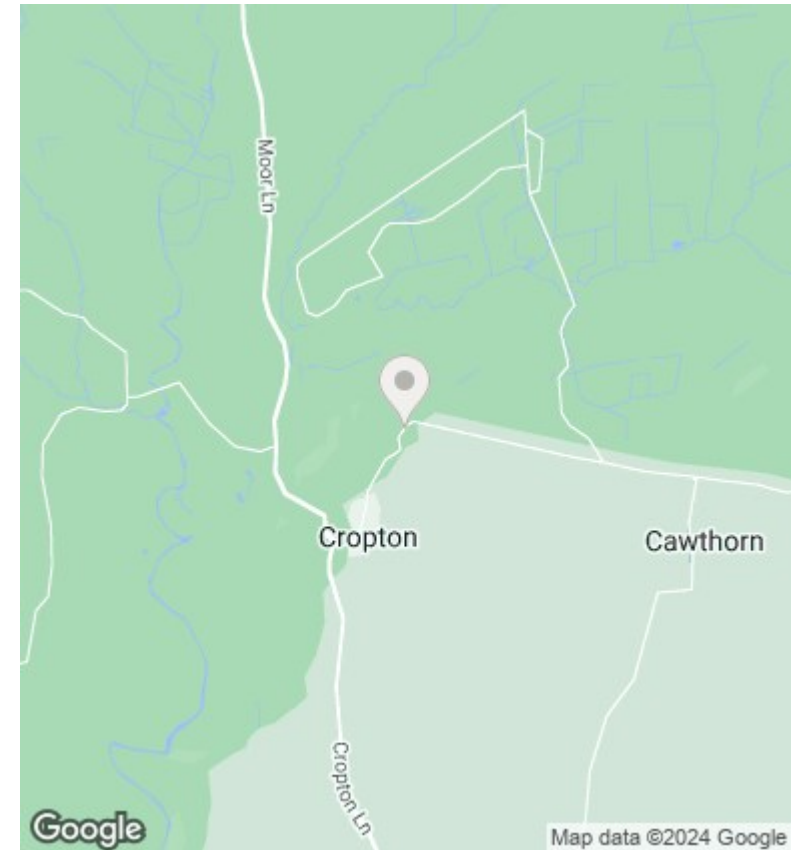
The setting of Holly Cottage is sure to be one of the main features, the gardens are extremely mature, adjacent to woodland on the rear boundary with vehicular access through a traditional gated entrance onto a large driveway providing lots of space to park and turn. The main area of garden is to the side but there are further areas of lawn both the the front and side. There is log storage up against the rear door with tool store/outbuilding and a DETACHED SECTIONAL TYPE GARAGE.

Approximate Gross Internal Area 1367 sq ft - 127 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC