

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 32 Undercliffe, Pickering, YO18 7BB

£515,000

- Offered with no onward chain
- Four Double Bedrooms each En-Suite
- Attached substantial former Mill
- Imposing 3 storey period property
- Walking distance of town centre
- Benefitting from Solar Panels
- Living space over 2000 square feet
- Delightful south facing gardens
- Adjacent to NYM heritage railway



## 32 Undercliffe, Pickering YO18 7BB

32 Undercliffe is an imposing period property that offers a fantastic opportunity for a range of prospective purchasers offered with no onward chain. Sat within walking distance of Pickering town centre and positioned next to the NYMR there is the perfect balance of being centrally located but also in a peaceful setting. Briefly, the property comprises a spacious kitchen diner and good-sized sitting room to the ground floor, also a utility room with wet room and a delightful Garden room. there are also two generous double bedrooms with en-suites on both the first and second floor. Outside, there is a picturesque rear garden which runs parallel with the railway and stream flowing beneath the Mill. There is also off-street parking to the front.



Council Tax Band: F



#### Entrance Hall

Corridor leading to garden room and door to;

#### Utility Room

Windows to the Front and Side aspect, Worktop with sink and plumbing for white goods, Hot Water System with central heating boiler above in boxing, Tiled flooring.

#### Wet Room

White Two piece suite, Plumbed in Shower, Heated Towel Rail, Window, Extractor fan, Tiled flooring.

#### Garden Room

Tri-Fold doors leading to rear patio area, Velux Window, 3X Windows to the Rear aspect, Thermostat, Tiled flooring.

#### Kitchen/Diner

A Range of wall & Base units, Electric hob with two ovens beneath and extractor hood above, Two Timber Sash Windows to the Rear aspect with Radiator underneath, Feature Fireplace, Built-in Cupboard space, Radiator.

#### Rear Entrance Hall

Entrance Door from rear garden, Radiator, Electric Heater, Understairs cupboard, Consumer unit, Stairs to First Floor.

#### Sitting Room

Fireplace with Multi-Fuel stove, Two timber Sash Windows to the Rear aspect with Radiators underneath, Timber Bay Window with doors out to the Rear garden, Wooden Flooring.

#### First Floor Landing

Steps into the Mill (Currently used as a storage area), Timber Sash Window to the Rear aspect.

#### Bedroom 1

Timber Sash Window to the Rear aspect and Side aspect with Radiator underneath, Feature fireplace, Built-in Storage/Cupboard space.

#### En-Suite Shower Room -

White Two-Piece Suite, Shower cubicle, Radiator, Extractor Fan, Laminate Flooring, Heated Towel Rail on External Wall.

#### Bedroom 2

Timber Sash Window to the Rear aspect and Side aspect with Radiator underneath, Feature fireplace.

#### En-Suite -

White Three-Piece Suite with Shower over bath, Radiator, Extractor Fan, Laminate flooring, Heated Towel Rail on External Wall.

#### Second Floor Landing

Radiator, Loft Hatch, Timber Sash Window to the Rear aspect.

#### Bedroom 3

Timber Sash Window to the Rear and Side aspect, Exposed Beams, Loft hatch, Radiator.

#### En-Suite -

White two-Piece Suite, Shower, Radiator, Extractor fan, Laminate flooring, Heated Towel Rail on External wall.

#### Bedroom 4

Timber Sash Window to the Rear and Side aspect, Exposed Beams, Loft hatch, Radiator.

#### En-Suite -

White two-Piece Suite, Shower, Radiator, Extractor fan, Laminate flooring, Heated Towel Rail on External wall.

#### Outside

Immediately from the property, there is a patio area that runs across the rear elevation and leads to the Garden room. This then wraps round to the side elevation and runs up to the garden area which is well established with a variety of shrubs and trees creating a delightfully tranquil area which runs parallel to both the North Yorkshire moors Railway and the Stream that flows beneath the Mill. Beyond the garden there is a bridge which provides access immediately from the Road and also offers an area for off-street parking. To the Front aspect, there is also off-street parking and a door leading to a storage area.



## High Mill

High Mill was first known to exist close to Pickering castle's Mill Tower in the 13th century and was almost certainly the earliest in the town. For many centuries it operated as a corn mill, until the advent of steam power and then electricity rendered water mills uneconomic. For several decades it continued as an animal feed mill, no doubt buoyed for a while by the war years, until it finally closed in 1958. Sadly, the waterwheels, millstones and drive gear were all removed at this time and it has been standing empty ever since.

As late as the mid 1800's, the mill was still only a single storey stone building with two external undershot waterwheels and sluices supported on a wooden frame. After this time, the building was variously enlarged and heightened, with a fine stone frontage, brick gables and the wheelhouse completely enclosing the mill leat, with further storage above. High Mill House was built on the back of the mill about 1856, clearly post-dating the arrival of the railway, due to its facing of white 'railway brick'. There obviously wasn't much space left to squeeze the house into as can be seen by its close proximity to the line. However, on the plus side, this does mean it can scarcely be surpassed as a viewing platform along the whole length of the line.

## Services

All mains connected.

## Planning Permissions

Details of the planning permission are available to view online. The proposed works were: Change of use and alterations to former mill to form 2no. two-bedroom residential units together with formation of vehicular access and crossing over Mill Leat/Race. Part of these works were completed so we believe that the application is still live and not there is no need for further required approvals.

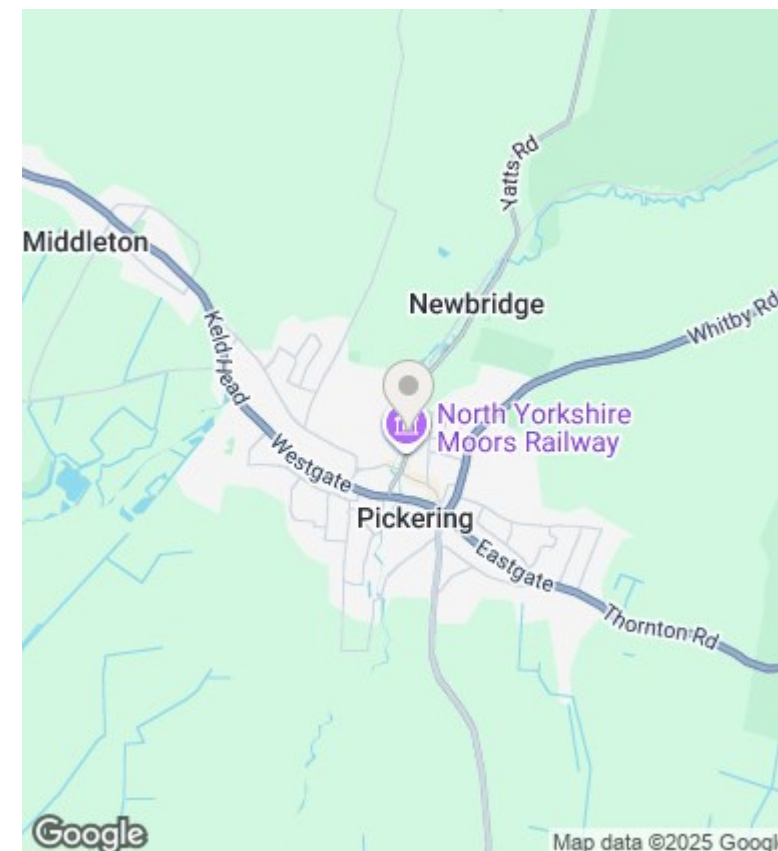
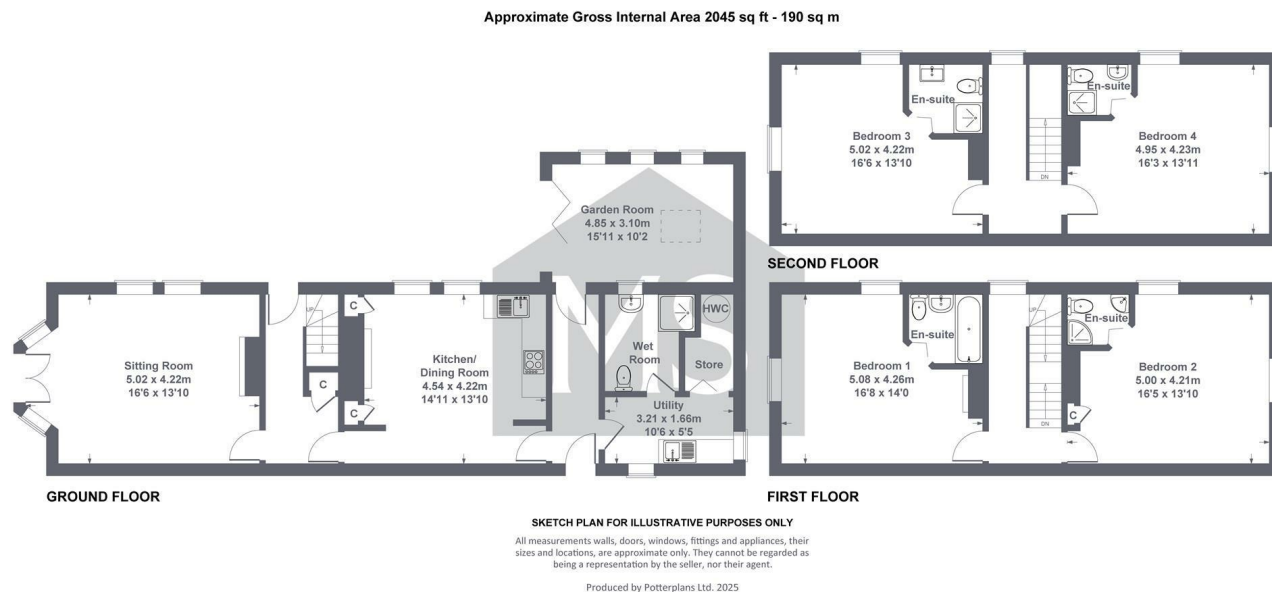
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## Directions

## Viewings

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

## Council Tax Band

F

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