



The Villa Main Street | Middleton. YO18 8PA

BoultonCooper

BC
Est. 1801



The Villa Main Street

A traditional double fronted stone built former farmhouse occupying a commanding position with the front elevation enjoying views down the main street.

The versatile accommodation lies on three floors and comprises three reception rooms, dining kitchen, utility and garden room with four bedrooms, study and two bathrooms. Externally there are delightful enclosed gardens and parking.

A particularly pleasing feature to the property is a home gym which lies within a detached stone built building, summerhouse, workshop/home office and further garden sheds.

Middleton lies approximately two miles West of Pickering; facilities within the village include village hall, pub, post office and tea rooms, parish church and filling station with mini market. The wider commercial facilities are available within the market town of Pickering.

Offers Over £550,000

Accommodation Comprises

Entrance door leads to:

Reception Hallway

Staircase to first floor landing, exposed timbers to ceiling.

Snug

5.11m x 3.51m (16'9" x 11'6")

With two double glazed sash windows, stunning brick fireplace incorporating hearth with multi burning stove, exposed timbers to ceiling, feature alcove with beam over, exposed feature stone wall, central heating radiator.

Dining Room

5.05m x 3.56m (16'7" x 11'8")

Central heating radiator, double glazed sash window to the front elevation, exposed stone wall with inset brick fireplace and stone hearth, exposed timbers to ceiling, understairs storage cupboard.

Sitting Room

6.17m x 5.31m (20'3" x 17'5")

Feature fireplace with stone hearth, wooden surround, multi burning stove, two sets of double glazed french doors opening onto the rear garden. Double doors leading into dining room, central heating radiator, exposed stone wall.

Family Room

5.97m x 4.39m (19'7" x 14'5")

With double glazed arched window incorporating door leading to the rear garden, double glazed window to the side elevation, feature fireplace with wooden mantle, multi burning stove, stone hearth, built in cupboard with shelving, central heating radiator, laminate flooring.

Kitchen

7.52m x 5.26m (24'8" x 17'3")

Comprising single drainer sink unit with mixer tap over set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with splash backs, Aga, tiled flooring, central heating radiator.

Garden Room

6.10m x 2.82m (20'0" x 9'3")

With central heating radiator and tiled flooring, exposed stone wall, double glazed windows and doors to outside.

Utility and Walk in Pantry

3.56m x 1.83m (11'8" x 6'0")

With central heating radiator, single drainer sink unit set within rolled edge work surfaces and mixer tap over, base units, plumbing for automatic washing machine, wall mounted boiler, double glazed door to outside.

Ground Floor Bathroom

Panelled bath, low flush w.c., wash hand basin and tiled splash backs, partial wall tiling and double glazed window with shower attachment and shower unit over bath position.

First Floor

Study

With double glazed sash windows, central heating radiator, double glazed sash window.



Bedroom One

5.05m x 3.66m (16'7" x 12'0")

Double glazed sash window, central heating radiator, exposed stone wall incorporation fireplace with wooden surround, cast iron inset and hearth, central heating radiator,

Bedroom Two

3.66m x 3.05m (12'0" x 10'0")

With wooden flooring, double glazed sash window, exposed stone wall with beam over giving access to further storage area,

Bathroom

With corner bath with shower attachment over, tiled splash backs, separate shower cubicle; low flush w.c., wash hand basin, bidet; radiator, chrome heated towel rail, built in cupboard. Spotighting to ceiling.

Second Floor Landing

Bedroom Three

4.27m x 3.56m (14'0" x 11'8")

Velux window to rear aspect, radiator. Partly restricted headroom.

Bedroom Four

Double glazed velux window and further window. Radiator. Exposed stone wall. Partly restricted headroom.

Outside

Double doors lead to turning area and parking area.

The gardens to the rear have stone patio areas, well stocked flower/shrubbery borders, laid lawn and established trees and shrubs. Pond with water feature. Additional garden area with laid lawn and attractive beds and borders.

Good sized summer house, log stores, garden shed and workshop/home office having light and power.

Home Gym

6.10m x 7.09m (20'0" x 23'3")

Self contained home gym set within a detached stone built single storey building with power, uPVC doors and windows overlooking garden; ladder to insulated loft area. Solar panels are present on the roof of the gym.

Garden Studio

4.98m x 4.98m (16'4" x 16'4")

Insulated and double glazed timber studio complete with light and power.

Services

Mains gas, water, electricity and drainage.

Gas fired central heating.

Solar panels present which are fully owned which will be transferred to new owners on completion.

Water softener has also been installed.





VIEWING


By telephone appointment with the Agents. Tel: 01751 472724.

COUNCIL TAX BAND

Band E

ENERGY PERFORMANCE RATING

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



The Villa Main Street I

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



St Georges House 39 Market Place, Pickering,
YO18 7AE
t: 01751 472724
e: reception@boultoncooper.co.uk
boultoncooper.co.uk



BoultonCooper