



Yeomans Croft Cottage Main Street | Gillamoor. YO62 7HX

An individual stone built cottage offering a wealth of charm and character together with adjoining barn situated in this highly sought after location.

The property benefits from replacement double glazed windows and central heating. The adjoining barn offers useful storage and opportunity to convert into living

accommodation subject to the usual planning consent.

Externally there is a small front garden.

Gillamoor lies approximately 3 miles North of the pleasant market town of Kirkbymoorside where a good range of local amenities can be found.



Guide Price £275,000

Yeomans Croft Cottage, Main Street | Gillamoor



Reception hallway

Central heating radiator, exposed timbers to ceiling. Staircase to first floor.

Sittingroom

With brick built fireplace with dog grate, exposed timbers to ceiling, double glazed window to the front and side elevation. Central heating radiator.



Kitchen

Comprising units including single drainer sink unit set within roll edge work surfaces, further wall and base units. Wall shelving, central heating radiator, exposed timbers to ceiling, door to outside.

First Floor

Landing

With access to roof space.

Bedroom one

Double glazed windows to the front and side elevations, central heating radiator. Access to roof space.



Bedroom two

With double glazed window to the front elevation, central heating radiator.

Bathroom

Comprising panelled bath, shower unit, pedestal wash hand basin, low flush w.c. Central heating radiator. Double glazed window.

Attached two storey small barn.

This barn offers useful storage and opportunity to convert into living accommodation subject to usual planning consents.

External

Pathway to the front with flower/shrubbery border.

Services

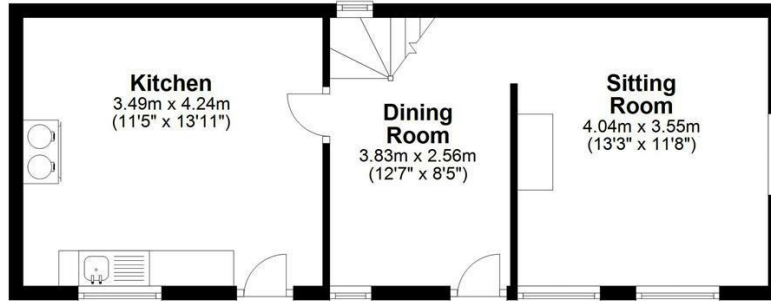
Water, electricity and drainage.



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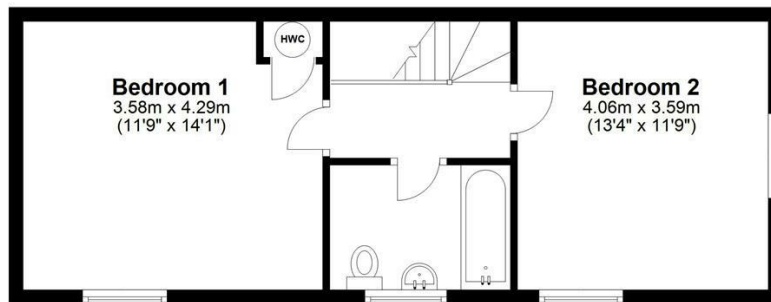
Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



Total area: approx. 80.2 sq. metres (862.8 sq. feet)

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VIEWING

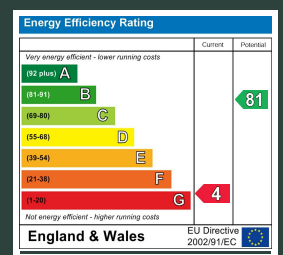
By telephone appointment with the Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

Band D

ENERGY PERFORMANCE RATING

G



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