



## Orwell Cottage, 1 Church View | Lockton. YO18 7PX

Orwell Cottage is a delightful and deceptively spacious cottage situated in the picturesque village location of Lockton just a few miles north of the market town of Pickering within the North York Moors National Park. The property offers comfortable and well appointed accommodation being beautifully presented throughout, together with an enclosed patio and seating area to the rear and garage. The accommodation is open plan in design to the downstairs comprising

kitchen, dining area and sitting room with multi burning stove, together with a reception hallway and cloakroom. To the first floor there are three good sized bedrooms (one with wash hand basin and shower cubicle) further family bathroom.

Internal Viewing Highly Recommended.



**Guide Price £250,000**

# 1 Church View | Lockton



## Accommodation comprises

### Entrance Door

leads to:

### Reception Hallway

With wall mounted electric heater, dado rail, coving to ceiling, understairs storage cupboard.

### Cloakroom

Comprising wash hand basin, low flush w.c., tiled splash backs, extractor fan, coving to ceiling.

### Open Plan Kitchen, Dining and Sitting Area

#### Kitchen

11' x 10'7" (3.35m x 3.23m)

Housing a range of shaker style units comprising single drainer sink unit set

within rolled edge work surfaces with mixer tap over, wall and base units incorporating drawer compartments with complimentary wall tiling, plumbing for automatic washing machine, space for dishwasher, four ring hob with extractor fan over, built in oven, display shelving, double glazed window to the front elevation,

#### Dining Area

15'4" x 9' (4.67m x 2.74m)

With wall mounted electric heater, double glazed window to the rear elevation, archway to sitting area.

#### Sitting Area

15'3" x 12'9" (4.65m x 3.89m)

With feature fireplace having wooden mantle, tiled hearth, multi burning stove, dado rail, coving to ceiling, double glazed patio doors leading to the rear courtyard garden.



## First Floor

### Landing

Dado rail, coving to ceiling and useful built in cupboard. Double glazed window.

### Bedroom One

10'5" x 9'11" (3.18m x 3.02m)

With double glazed window to the front elevation, shower cubicle with shower unit, vanity unit with inset wash hand basin and cupboards below, wall mounted electric heater and fitted wardrobes.

### Bedroom Two

12'7" x 11'5" (3.84m x 3.48m)

Double glazed window to the rear elevation and wall mounted electric heater.

### Bedroom Three

14' max 12' min x 9'2" (4.27m max 3.66m min x 2.79m)

Double glazed window to the rear elevation and wall mounted heater.

### Bathroom

Comprising panelled bath with shower unit over, vanity unit with inset wash hand basin with cupboard below, low flush w.c., partial wall tiling, chrome heated towel rail, spot lighting, extractor fan.

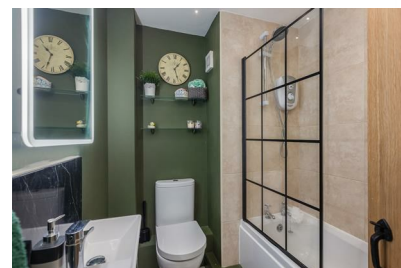
### Outside

Enclosed Courtyard garden to the rear being paved with raised flower/shrubbery bed and retaining stone wall.

Separate GARAGE with up and over door.

### Services

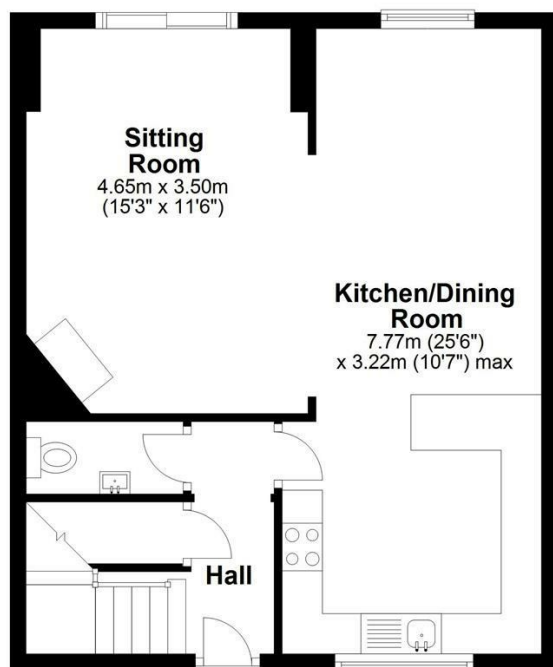
Mains electricity and water.  
Septic tank.



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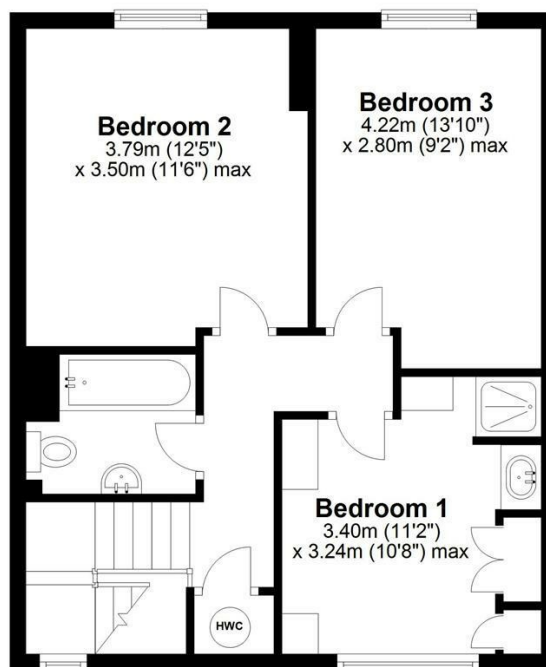
## Ground Floor

Approx. 49.7 sq. metres (535.2 sq. feet)



## First Floor

Approx. 49.7 sq. metres (535.2 sq. feet)



Total area: approx. 99.4 sq. metres (1070.4 sq. feet)

## 1 Church View, Lockton

### VIEWING

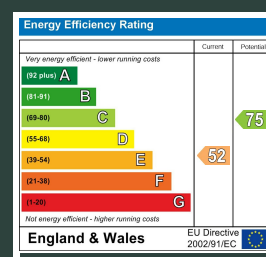
By telephone appointment with the Pickering Office. Tel: 01751 472724.

### COUNCIL TAX BAND

C

### ENERGY PERFORMANCE RATING

E



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**BC**  
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