



Featherstone Cottage | Newton Upon Rawcliffe, Pickering, YO18 8QA.

BoultonCooper

BC
Est. 1801



Featherstone Cottage , Newton Upon Rawcliffe

Situated in the sought after village location of Newton Upon Rawcliffe 'Featherstone Cottage' is an individual character property offering spacious and versatile accommodation over two floors and boasting a wealth of charm and character throughout. To the ground floor there is a bedroom and bathroom together with kitchen diner and two reception rooms. To the first floor, master suite with ensuite then three further bedrooms and showeroom. Driveway with parking to the rear together with lawn garden with mature planting.

Internal Viewing highly recommended

Guide Price £495,000

Accommodation comprises

Entrance Door

leads to:

Reception Hallway

With part flagstone floor and part wooden flooring, exposed timbers to ceiling, central heating radiator, undertairs storage cupboard, stairs to first floor landing, double glazed window to the rear elevation with stone window sill.

Cloakroom

With pedestal wash hand basin and tiled splash backs, low flush w.c, exposed timbers to ceiling, boiler, double glazed window to the rear elevation and wooden flooring.

Sitting Room

With wooden flooring, double glazed windows to the front and rear elevation with stone window sills, exposed timbers to ceiling, feature fireplace with log burning stove, crook beams, central heating radiator.

Dining Kitchen

Housing a range of bespoke units comprising 1 1/2 bowl drainer sink unit with mixer tap over and set within granite work surfaces and splash

backs, extensive range of quality units comprising wall and base units, display cabinets, drawer compartments, built in dishwasher, cookmaster leisure range oven with six gas burners and gas wok burner. Inglenook fireplace with beam, stone inset and granite splash back, exposed timbers to ceiling, central heating radiator, wooden flooring, double glazed windows to the front and rear elevation with stone window sills.

Dining Room

Exposed stone wall, double glazed french doors opening onto the garden, central heating radiator, exposed timber.

Ground Floor Bedroom

With central heating radiator, double glazed window to the side elevation with stone window sill.

Rear Lobby

With central heating radiator, door to outside, access to roof space.

Ground Floor Bathroom

Comprising kidney shape bath with shower attachment over, complimentary wall tiling, pedestal wash hand basin with tiled splash backs, low flush w.c., built in cupboard housing plumbing for automatic washing machine and space for drier with additional cupboard above, chrome heated towel rail, spot lighting, double glazed window to the side elevation with stone window sill.



First Floor

Galleried Landing

With exposed timbers.

Master Bedroom

With exposed timbers, built in cupboard, built in wardrobes, central heating radiator, double glazed window to the front elevation.

En Suite Shower Room

Comprising shower cubicle with shower unit, vanity unit with inset wash hand basin with cupboards below, mixer tap, low flush w.c., complimentary wall tiling and floor tiling and extractor fan.

Twin Bedroom

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

Bedroom Four (front)

With double glazed window, exposed timbers and central heating radiator.

Bedroom Five (rear)

With exposed timber, central heating radiator and double glazed window to the rear elevation.

Shower Room

Comprising large shower cubicle with shower unit and shower rose, complimentary wall boarding, two vanity units with two wash hand basins with mixer taps over over and set within rolled edge work surface with cupboards below and splashbacks, low flush w.c. Ladder style chrome heated towel rail, double glazed window to the rear elevation, strip light with shaver point, small built in cupboard and spot lighting.

Outside

Garden with laid lawn, flower/shrubbery borders, pathway, Shared driveway leads to two parking spaces.

Services

Oil fired central heating.
LPG gas for cooker.
Mains electricity, water and drainage.





VIEWING


Strictly by appointment with the agents

COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

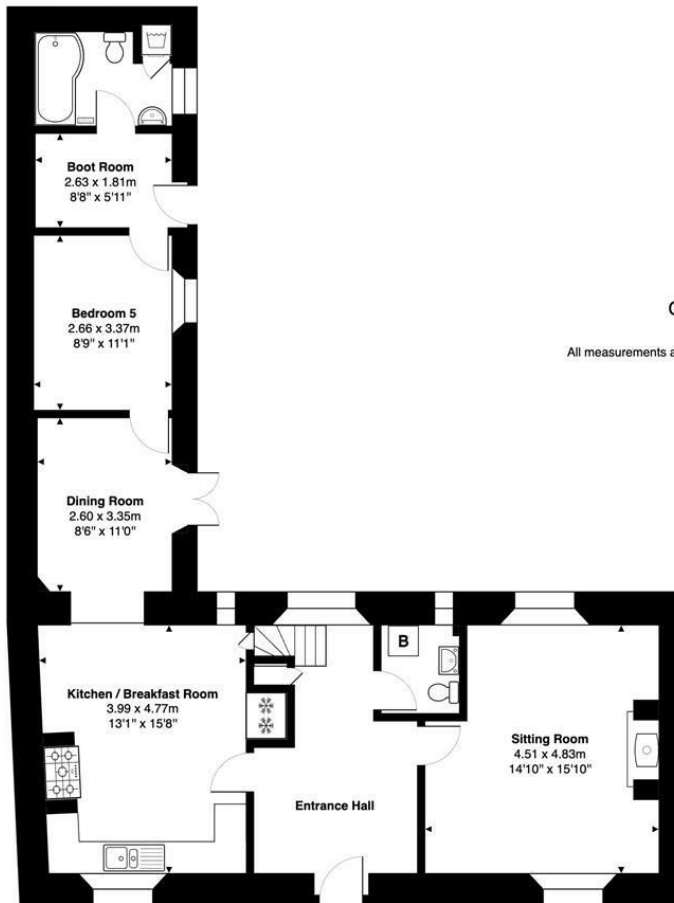
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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Ground Floor
Gross Internal Area: 88.4 m² ... 951 ft²



Gross Internal Area: 146.9 m² ... 1581 ft²

All measurements are approximated for display purposes only and should be independently verified
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First Floor
Gross Internal Area: 58.5 m² ... 629 ft²

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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