



## 1 Foundry Cottages | Wrelton, Pickering, YO18 8PF

1 Foundry Cottages is an attractive Grade II listed cottage in a highly sought after location with beautiful gardens, outbuilding and workshop. The property is well presented throughout with accommodation comprising; Entrance porch with built in cupboard, dining kitchen, sitting

room, first floor landing, 3 bedrooms, shower room and separate w.c.

**EARLY VIEWING IS HIGHLY RECOMMENDED**

**NO ONWARD CHAIN**



**Guide Price £295,000**

**BoultonCooper**

**BC**  
Est. 1804



# 1 Foundry Cottages | Wreton, Pickering



## Entrance Door

Leads to :

## Entrance Porch

With built in cupboard housing Worcester boiler, door to:

## Dining Kitchen

13'0" x 11'10" max 8'7" min (3.96 x 3.61 max 2.62 min)

Comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, feature fireplace with tiled hearth, plumbing for automatic washing machine, exposed timbers to ceiling, space for cooker. Secondary double glazed windows to the front and rear elevations.

## Sitting Room

14'2" x 14'0" (4.32 x 4.27)

With exposed stone wall and stone fireplace, exposed timbers to ceiling, stairs to first floor landing, secondary double glazed windows to the front and rear elevations.

## First Floor

Landing.

## Bedroom One

14'0" x 9'0" (4.27 x 2.74)

With fitted wardrobe and walk in wardrobe/cupboard, central heating radiator, windows to the front and rear elevations.

## Bedroom Two

9'5" 6'11" ( ) (2.87 2.11 ( ))

With central heating radiator and window to the rear elevation.



### Bedroom Three

9'2" x 6'1" (2.79 x 1.85)

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

### Shower Room

Comprising shower cubicle with shower unit, pedestal wash hand basin, central heating radiator, velux window.

### Separate W.C.

Housing low flush w.c., and velux window.

### Outside

Attractive front garden with seating area, gravelled area, flower/shrubbery borders, climbing rose, OUTBUILDING

having light and power, low flush w.c.

GARAGE is located off the lane next to the property with double opening timber doors, light and power.

The Garage and outbuilding offer potential for use as a workshop.

### Services

Mains gas, electric water and drainage are connected.

### N.B.

There is a pedestrian right of way in favour of Number 2 Foundry Cottages across the footpath to the front of Number 1 Foundry Cottages.

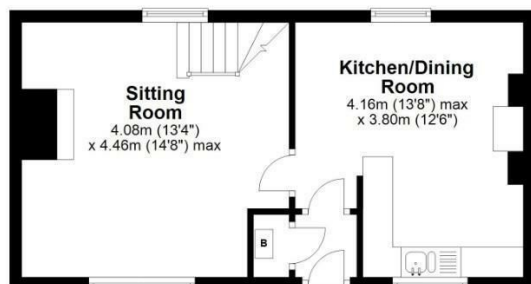




# 1 Foundry Cottages | Pickering

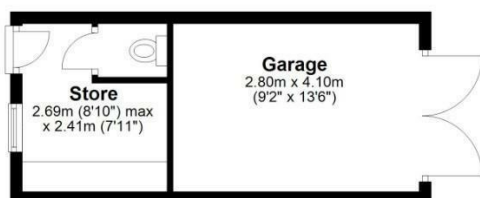
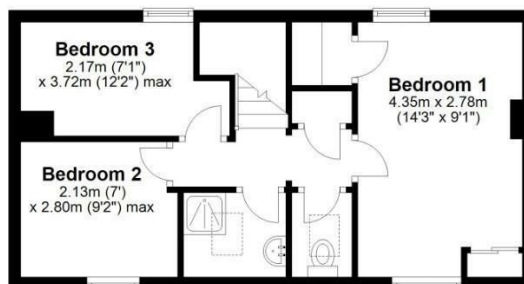
## Ground Floor

Approx. 54.1 sq. metres (582.2 sq. feet)



## First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



Total area: approx. 89.7 sq. metres (965.0 sq. feet)

**1 Foundry Cottages, Wreton**

## VIEWING

Strictly By appointment with the agents

## COUNCIL TAX BAND

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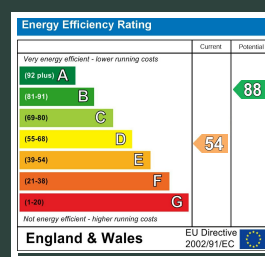
## ENERGY PERFORMANCE RATING

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