



The Stone House 24 Hungate | Pickering. YO18 7DL





The Stone House 24 Hungate | Pickering

The Stone House is a period built five bedroom detached property being immaculately presented offering accommodation on three floors which combines an attractive blend of modern and period internal features throughout.

The property has been extensively re-furbished over the recent years and provides superb, light and airy living space together with good sized south facing garden with a patio and grassed area and double garage to the rear of The Stone House.

Hungate is situated just south of Pickering town centre so is within easy reach of all the good local facilities and recreational amenities which are available in the attractive market town of Pickering.

Guide Price £598,000

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Solicitors:



BoultonCooper

BC
Est. 1801



Accommodation Comprises

Entrance Vestibule

Front door leads to reception hallway, centre ceiling rose, tiling to floor. Door with half glazing and side glazed panels to:

Reception Hallway

With impressive open staircase to first floor with balustres and handrail, ceiling cornice and roses, radiator and tiling to floor.

Library/Lounge

Impressive fireplace with electric fire with stone surround and hearth, ceiling cornice and rose, stripped tongue and groove flooring, shutters to window with panelling below and radiator.

Lounge

Elegant stone fireplace set on stone hearth with wood burning stove. Double doors with side panels leading to rear south facing garden. Ceiling coving, central rose to ceiling, radiator, stripped tongue and groove flooring.

Dining Room

Tiled flooring, ceiling cornice and rose, sash window with window seat, radiator, deep understairs storage cupboard.

Kitchen

Range of wall and floor units including single bowl sink unit with mixer tap over, leisure Cookmaster range, drawers, glass fronted display cupboard, worktops, plumbing for dishwasher, sliding sash window, ceiling cornice and radiator.

Utility Room

Plumbing for automatic washing machine, tiled floor, Valiant gas fired wall mounted boiler, worktops, access to roof void. Door leading to rear garden.

First Floor

Galleried Landing

Stained glass window with secondary glazing, radiator, sash window.

Master Bedroom

Cast iron fireplace with basket grate, stripped tongue and groove flooring, ceiling cornice, ceiling rose, built in range of wardrobes, radiator, sliding sash window.

En Suite Luxury Bathroom

Suite comprising stand alone bath with chrome mixer tap, glass shower cubicle, wash hand basin set in vanity unit with double cupboards, wall mirrors. Tiled splashbacks, radiator, glazed floor tiling and sash window.



House Bathroom

Double aspect, with ball and claw feet bath and mixer tap with shower fitting over, pedestal wash hand basin, low flush w.c., ceiling cornice and rose, partial wall tiling, radiator, tiled floor and sash windows.

Bedroom Three/Dressing Room

Sash window with panelling beneath, radiator, ceiling cornice and rose, built in wardrobes.

Bedroom Two

Sash window with panelling below, stripped tongue and groove flooring, cast iron fireplace with basket grate, radiator, ceiling cornice and rose.

Second Floor

Open staircase with balustres and handrail lead to

Landing

With velux roof light, access to eaves storage and loft storage.

Bedroom Four

Double aspect including velux roof light. Stripped tongue and groove flooring, radiator and access to eaves storage cupboard.

Bedroom Five/Office

Cast iron fireplace with basket grate, radiator, access to eaves storage, stripped tongue and groove flooring.

Outside

The south facing rear enclosed garden with stone boundary walls provides an "oasis". The garden comprises a large paved patio area with steps leading to pathway with flowering border and access to further sitting area situated just outside the double doors leading from the sitting room

Double timber doors leading from Tannery Cottages Lane gives access to pebbled area which provides turning, parking and gives access to:

DOUBLE GARAGE: with electrically operated doors, light, power, water and electric charging point for vehicles.

To the eastern side of the garage a gate leads to an enclosed storage area.

Further lawned area with GREENHOUSE.

Garden shed and storage for dustbins.

Services

Mains electricity, water, drainage and gas.

Gas fired central heating.

Solar panels owned by the vendors.

Acoustic glass fitted to the ground floor front windows.

EV charging point inside the double garage.





VIEWING

By telephone appointment with the Agents,
Pickering Office.

Tel: 01751 472724

ENERGY PERFORMANCE RATING

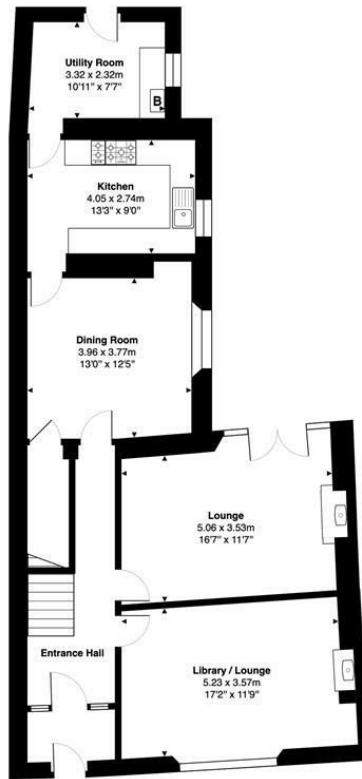
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

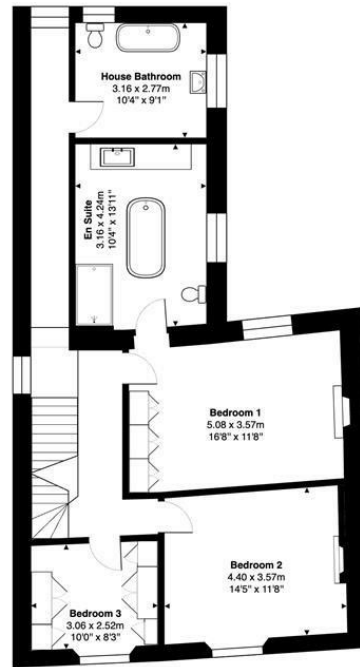


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The Stone House, 24 Hungate, Pickering, YO18 7DL



Ground Floor
Gross Internal Area: 96.9 m² ... 1043 ft²

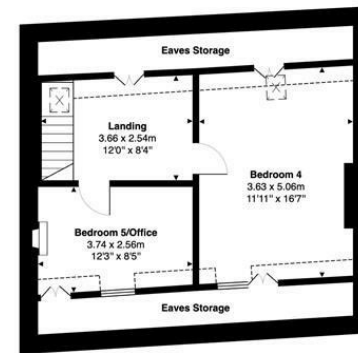


First Floor
Gross Internal Area: 88.0 m² ... 947 ft²

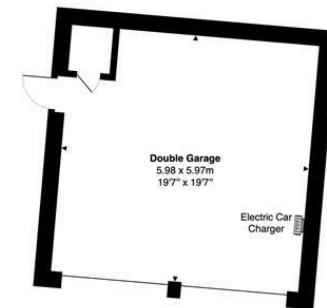


Gross Internal Area: 274.3 m² ... 2952 ft²

All measurements are approximated for display purposes only and should be independently verified
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Second Floor
Gross Internal Area: 53.5 m² ... 575 ft²



Double Garage
Gross Internal Area: 36.0 m² ... 387 ft²

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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