



## Honeystone Cottage, 23, Park Street, Pickering. YO18 7AJ

Honeystone Cottage is an attractive stone built Grade II listed character cottage being lovingly and sympathetically modernised and renovated to an extremely high specification offering beautiful accommodation throughout. The cottage boasts a wealth of charm and character throughout with latch doors. The superbly appointed accommodation enjoys the benefit of an enclosed rear garden together with parking space.

Situated in this highly sought after area ideally located for amenities including schools as well as the home of the North York Moors Railway which the cottage overlooks, National Park and Dalby Forest.

Coastal resorts of Scarborough and Whitby are easily commutable.

Pickering is an attractive market town offering a good range of local amenities and recreational facilities which are within walking distance of Honeystone Cottage.

Viewing is highly recommended.



**Guide Price £285,000**



# Honestone Cottage, 23, Park Street, Pickering.



## Entrance door leads to:

### Kitchen

Housing a range of high quality units, Rangemaster sink with mixer tap over, wall and base units incorporating drawer compartments, quartz worksurface with splash back, built in Bosch oven with four ring hob and extractor canopy over, built in microwave, built in fridge and dishwasher, window to the rear elevation with shutters, stable door leading to outside, terracotta flooring, spot lighting to ceiling, ladder style radiator.

### Dining Room

Solid wood flooring, feature fireplace with wooden mantle and stone hearth, coving to ceiling, central heating radiator, built in display cabinet, window to the front elevation with shutters.

### Sitting Room

Feature fireplace with brick surround, wooden mantle and stone hearth, log burning stove, solid wood flooring, ladder style radiator and additional radiator. Two windows to the front elevation with shutters, door to outside, stairs to first floor landing with access to roof space and built in cupboard over stairs.



### Bedroom One

Central heating radiator, dado rail, secondary double glazed window to the front elevation with shutters.

### Bedroom Two

Central heating radiator, dado rail, secondary double glazed window to the front elevation with shutters.

### Luxury fitted Shower Room

Shower cubicle with shower unit and shower rose, pedestal wash hand basin, low flush w.c., part wood panelling to walls, partial tiling, traditional style radiator with towel rail, double glazed window to the rear elevation, built in cupboard.

### Outside

Double gates lead to a gravelled area providing parking, bespoke wooden insulated outbuilding with plumbing for automatic washing machine, paved area and steps lead to raised terrace, further steps lead to gate giving access to laid lawn, raised border, flower/shrubbery beds, patio area, good sized garden shed.

### N.B.

There is a right of way in favour of the adjoining cottages over the footpath to the rear of the cottage.

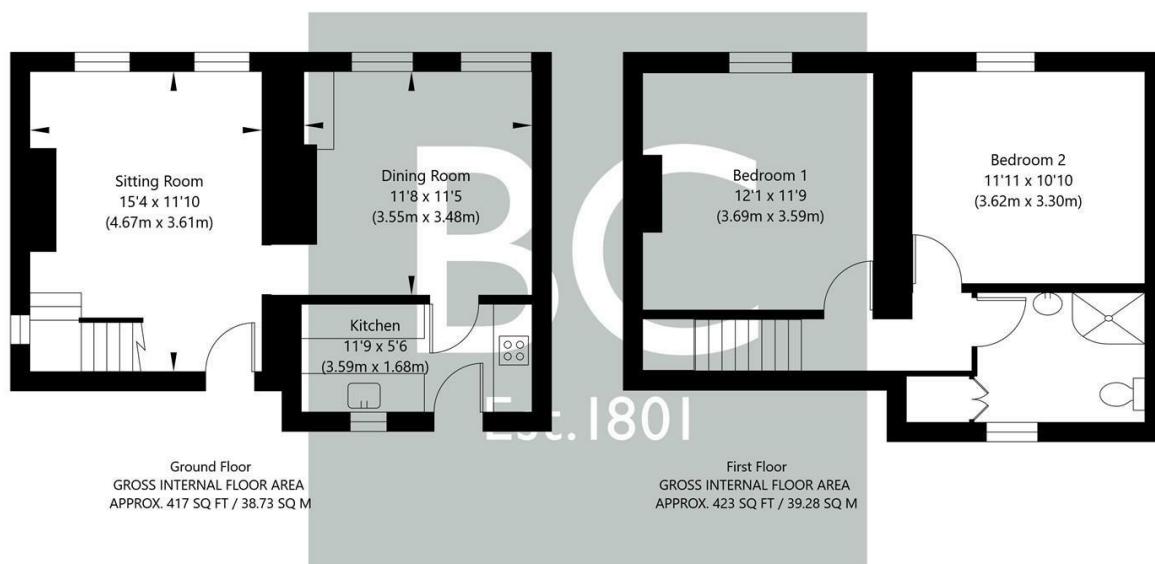
### SERVICES

Gas, electricity, water and drainage.

Gas central heating.



# Honestone Cottage



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 840 SQ FT / 78.01 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

By appointment through the Agents, Pickering Office. Tel: 01751 472724

## COUNCIL TAX BAND

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## ENERGY PERFORMANCE RATING

Grade II Listed Building

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



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**BC**  
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