

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



PROSPECT HOUSE MIDDLETON, PICKERING, YO18 8PA

A charming 'Cruck' cottage offering substantial accommodation, with a wealth of character and set in glorious South facing grounds

Entrance Hall	Sitting Room	Occasional Bedroom	Utility Room
Cloakroom	Garden Room	4/Study	Garage
Kitchen with Aga	Three Bedrooms	House Bathroom	Outbuildings
Dining Room	(Master En Suite)	Gas Central Heating	Large Rear Garden
		Double Glazing	

PRICE GUIDE £465,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Prospect House is a particularly special property that amongst many of the features it boasts, includes its fascinating cruck framed structure which is evident in various parts of the house. The property is believed to date back to the 17th Century where this ancient form of long house was used to create a single dwelling where half the property would be occupied by the owner and the other half by the animals. Since then Prospect House has undergone significant renovations; particularly in the 1970's. However more recently it has been modernised to offer accommodation over two floors with a good sized entrance hall that branches off to three reception rooms and a fitted kitchen. Upstairs there is a master bedroom with en suite bathroom, two further bedrooms with access through one to get to a spacious occasional bedroom or study and all served by the house bathroom. There is an attached garage providing off street parking with adjoining utility and store rooms.

To the rear of Prospect House there are two sizeable yet private well stocked, Southerly facing gardens. These are separated by an attractive stone wall yet linked with a wrought iron gate. The smaller of the two is overlooked by the kitchen window and has, in the past, been used as a kitchen garden to grow herbs and vegetables. The gardens also benefit of a couple of stone outhouses which in their own right are useful for storage but might also offer a potential to convert into a work from home office (subject to planning).

General Information

Location: Middleton is a small village just over a mile to the West of Pickering and has a Post Office, village pub and petrol station that includes a newly refurbished Spar selling all your everyday essentials. Pickering provides the usual facilities of a small market town together with recreational amenities including swimming pool, leisure centre, the Beck Isle Museum and the famous North York Moors Steam Railway.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating. Double Glazing.

Council Tax: We are informed by Ryedale District Council that this property falls in band F.

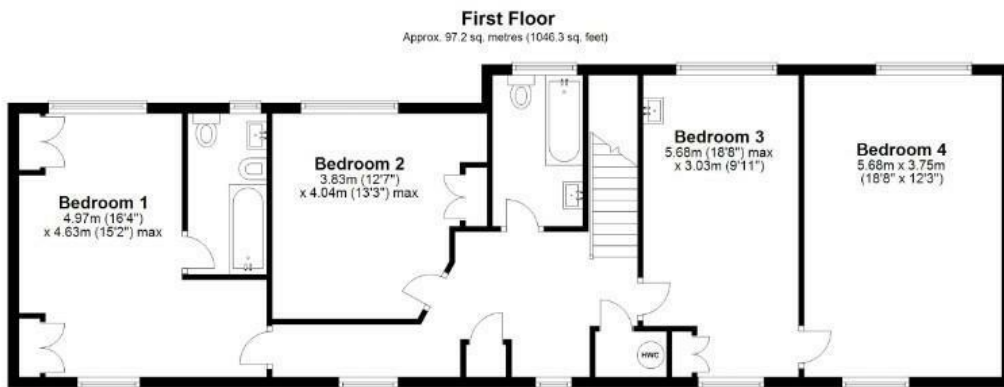
Tenure: We are advised by the Vendors that the property is freehold and vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034

Directions: Travelling West from Pickering along the A170 (towards Kirkbymoorside) Middleton is the first village you pass through. Follow along this road with Prospect House being on the left hand side nearly opposite the village church indicated by a Rounthwaite & Woodhead 'For Sale' board.



Accommodation



Total area: approx. 216.9 sq. metres (2335.1 sq. feet)
Prospect House, Middleton

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	53	80

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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