

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 46a Potter Hill, Pickering, YO18 8AD

£185,000

- Charming Grade II Listed Cottage
- Beautifully presented throughout
- Modern Kitchen with Integrated appliances
- Log Burning Stove fitted in September 2023
- Low Maintenance Garden
- Walking distance of Pickering town centre

# 46a Potter Hill, Pickering YO18 8AD

Nestled in the charming area of Potter Hill, Pickering, this delightful Grade II listed cottage offers a perfect blend of historic character and modern convenience. Spanning 506 square feet, the property features two well-proportioned bedrooms and a comfortable reception room, ideal for relaxation or entertaining guests. The cottage has been thoughtfully modernised throughout, ensuring that it meets the needs of contemporary living while retaining its unique charm. A standout feature is the inviting log burning stove, which adds warmth and a cosy atmosphere, perfect for those chilly evenings. Situated within walking distance of Pickering town centre, residents will enjoy easy access to a variety of local shops, cafes, and amenities, enhancing the appeal of this lovely home. Whether you are seeking a peaceful retreat or a vibrant community lifestyle, this cottage is a wonderful opportunity not to be missed.



Council Tax Band: B



### General Information

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

### Services

Gas is connected to the property but is capped off, the heating system is currently electric. All other mains services are connected.

### Lounge

Timber Sash Window to the Front aspect with Radiator underneath, Wooden Tiled flooring, Log burner installed in 2024 sat within stone surround, Meter cupboard with Consumer unit, Beamed ceiling, Stairway to Frist floor, Thermostat, Wooden front door.

### Kitchen

A range of modern wall & base units, Electric Oven/Ob/Extractor Hood, Integrated Fridge and Dishwasher, Plumbing for further White goods, Tiled Flooring, Radiator, Partly-tiled walls, Timber Door to the rear garden with adjoining timber Window.

### Bedroom 1

Yorkshire Sash timber window to the Front aspect, Wooden flooring, Radiator, Loft hatch, Airing cupboard housing the heating system.

### First Floor Landing

Wooden Flooring, Thermostat.

### Shower Room

White Two-Piece Suite with plumbed-in Shower cubicle, Heated Towel Rail, Extractor Fan.

### Bedroom 2

Velux to the Rear aspect, Radiator, Wooden Flooring.

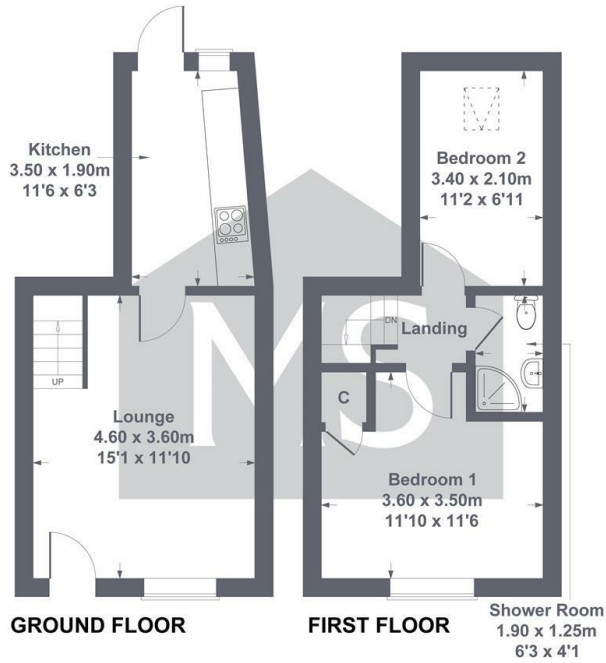
### Outside

Immediately from the property there is a courtyard garden that is accessed from some steps leading to a patio area with space for seating. There is a access gate that leads out onto Potter Hill.



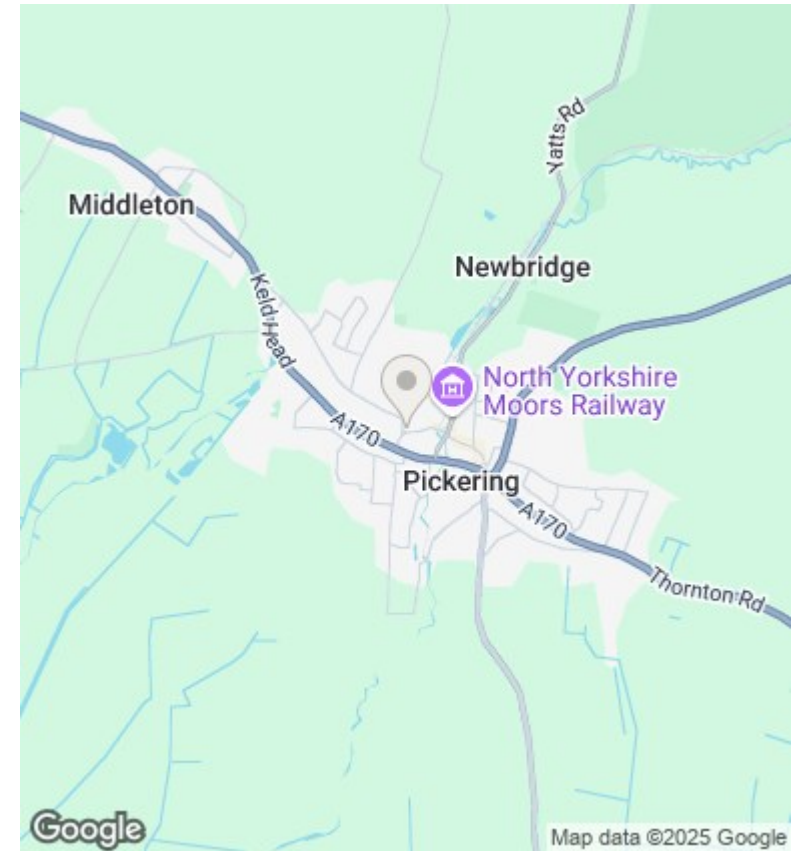


Approximate Gross Internal Area 506 sq ft - 47 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



## Directions

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

B

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