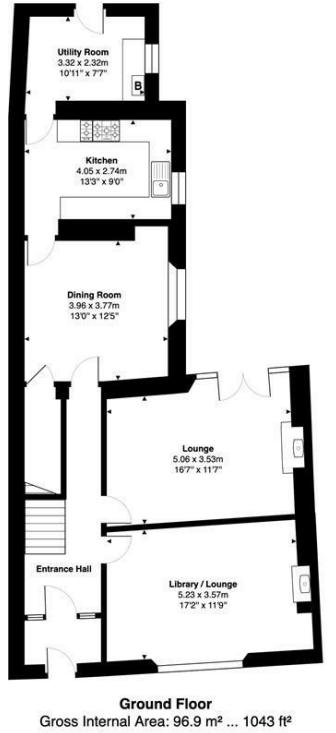
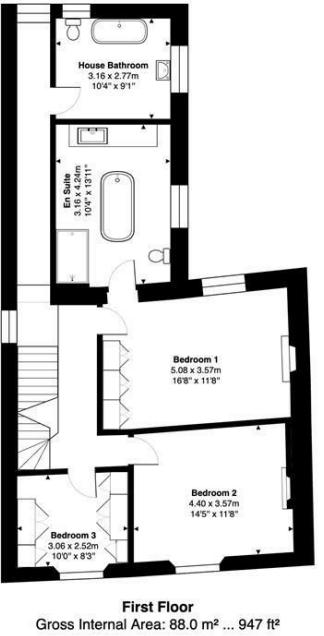


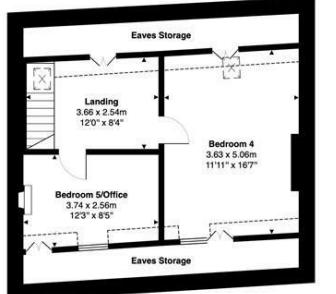
The Stone House, 24 Hungate, Pickering, YO18 7DL



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



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

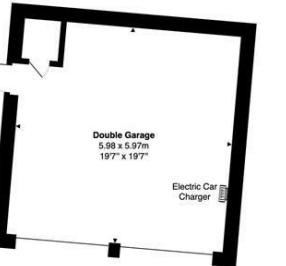


Second Floor
Gross Internal Area: 53.5 m² ... 575 ft²



Gross Internal Area: 274.3 m² ... 2952 ft²

All measurements are approximated for display purposes only and should be independently verified.
Copyright © 2025 Matt Hillier Photographer
www.matthillier.co.uk



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



Directions

Contact

18 Blake Street
York
North Yorkshire
YO1 8QG

E: york@fineandcountry.com

T: 01904 571195

FINE & COUNTRY

5 Bed
House
located in

FINE & COUNTRY

Offers Over £600,000
Freehold

A beautiful stone period home in the heart of Pickering, offering elegant interiors, flexible living space across three floors, a two-bay garage, a generous oasis of a garden and spanning over 2,950 sq ft.

Set in the heart of the historic market town of Pickering and bordering the breathtaking North York Moors, this exceptional 3-storey stone-built residence spans over 2,950 sq ft. A masterclass in period elegance and contemporary comfort, it showcases character features throughout, from stunning chandeliers to feature fireplaces, while offering a flexible layout ideal for modern family living. A rare opportunity to own a home that effortlessly blends heritage and functionality.

Behind its traditional stone façade lies a home rich in character. The entrance hall sets the tone, with a meticulously varnished hardwood staircase and elegant detailing throughout. Leading through to two impressive reception rooms—one a cosy sitting room with floor-to-ceiling bookshelves, a statement piece chandelier and a fireplace, and the other a sophisticated living room perfect for entertaining. A large formal dining room adjoins the country-style kitchen, fully fitted with a cooker, sleek cabinetry, and access to a well-appointed utility room and boot—ideal for country living.

The first floor continues to impress, offering two spacious bedrooms and a third currently used as a dressing room with fitted wardrobes. The standout is the principal suite, which enjoys peaceful garden views and a sleek en-suite bathroom, complete with a freestanding bath and walk-in shower. A separate family bathroom—also with a freestanding bath—serves the remaining bedrooms with matching style and comfort.

The second floor adds another layer of flexibility, featuring one bedroom that is currently set up as a home office and another that is arranged as a TV snug. Whether you're seeking space for

guests, remote work, or a creative escape, this top-floor retreat offers full flexibility—all with tranquil rooftop views across Pickering.

Externally, the walled garden and south-facing patio terrace are beautifully landscaped—perfect for al fresco dining or enjoying a glass of wine as the sun sets. The detached double garage, complete with a manual electric car charging point and ample gated parking, provides both practicality and security.

Located just a 5-minute walk to Pickering Castle, and moments from the North York Moors Railway, Beck Isle Museum, and highly regarded local eateries such as The White Swan Inn and Willowgate Bistro, this home places you at the heart of a vibrant community. Artisan shops, farmers markets, and walking trails offer a lifestyle steeped in heritage and nature.

For those who travel, you're just 30 minutes to York by car and within reach of the Yorkshire Coast for weekend escapes.

This is more than a home—it's a lifestyle choice for those who appreciate space, quality, and the charm of an English market town with luxury on your doorstep.

Property Details

Part A

- Tenure: Freehold
- Council Tax Band: B
- EPC Rating: 56 (D)

Part B

- Bedrooms: 5
- Bathrooms: 2

- Reception Rooms: 2
- Parking: Secure off-street parking (Driveway & two bay garage)

Part C

Vendor Advised Information:

- Building Safety: No known concerns
- Restrictions & Rights: None known.
- Flood & Erosion Risk: Not in a known flood risk or erosion area
- Planning Permission: A church across the street has planning permission to be converted to a single-family residence
- Accessibility: Standard access
- Coal & Fuel Mining Risk: None known.
- Heating Type: Gas Central Heating
- Electric: Mains & Solar connected
- Drainage: Mains connected
- Broadband: Full Fibre Broadband, Copper Broadband basic/superfast/ultrafast

(Check coverage: Openreach Fibre Checker)

Upon receipt of any offer these steps will follow.

1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.

2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.

- Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.
- Further documents required from you in person are: photo ID (passport/driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).

