



Wayside Cottage | Stape, Pickering, YO18 8HZ

Situated within the North York Moors National Park this delightful cottage sits in the picturesque area of Stape. The accommodation is arranged on one level and boasts many original features with beamed ceilings and wood panelling and is well presented throughout with inclusion of a fitted shower room. Currently run as a self catering holiday let this cottage offers the perfect retreat nestled to the side of woodland and with its own patio area. An ideal location for country walks with the nearby Cropton Forest offering good bridle way hiking.

Stape is situated within a short driving distance of the market town of Pickering where a range of shopping and recreational facilities are available.

Viewing highly recommended.
No onward chain.



Guide Price £275,000

Wayside Cottage | Stape, Pickering



Accommodation Comprises

Entrance Door

Leads to:

Porch

4'1" x 8'7" (1.24m x 2.62m)

With stone flooring, double glazed window and wall mounted heater.

Sitting Room

16'3" x 10' (4.95m x 3.05m)

With feature fireplace, log burning stove, wooden flooring, exposed timbers to ceiling, two double glazed windows and wall mounted heater.

Dining Kitchen

12'8" x 12'6" (3.86m x 3.81m)

Housing a range of units comprising, ceramic sink with mixer tap, wood block work surfacing, wall and base units incorporating drawer compartments, tiled splash backs, double glazed windows with tiled window sills, exposed timbers to ceiling. Large cupboard, plumbing for automatic washing machine, space for tumble dryer or dishwasher, space for cooker, quarry tiled flooring, wall mounted heater.

Lobby Area

With door to outside, quarry tiled flooring, large storage cupboard and wood store, wood panelling to walls and ceiling.



Bedroom

15'10" x 9'7" (4.83m x 2.92m)

With exposed timbers to ceiling, wall mounted heater and wooden flooring.

Shower Room

With shower cubicle and shower unit, wash hand basin with cupboards below, low flush w.c., non slip flooring, heated towel rail, fitted cupboard and wall tiling.

Outside

Paved area and stone walling to the boundary, laid lawn with established planting to borders with flowers and shrubs. Further woodland area amounting to approximately 0.4 acre and garden shed.

Services

Mains water, electricity.

Septic tank drainage.

Electric panel radiators and wood burning stove.

Note

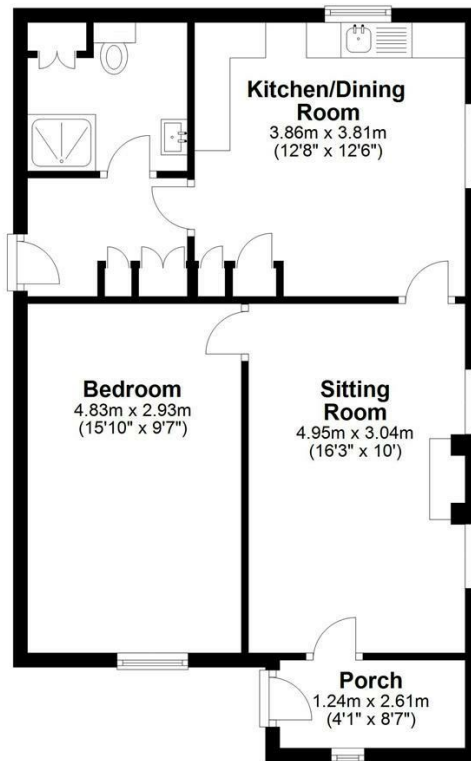
The property has been run as a very successful self catering holiday let with over 80% occupancy. Please contact the office and we can provide a link to the cottage and the website.



Wayside Cottage | Stape, Pickering

Ground Floor

Approx. 58.2 sq. metres (626.4 sq. feet)



Total area: approx. 58.2 sq. metres (626.4 sq. feet)
Wayside Cottage, Stape

VIEWING

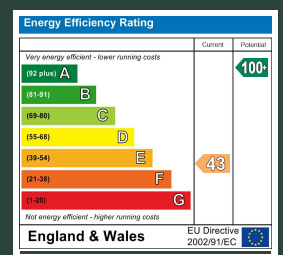
Strictly By Appointment with the agents.

COUNCIL TAX BAND

Currently registered as a self catering holiday unit.

ENERGY PERFORMANCE RATING

E



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

t: 01751 472724

e: pickering@boultoncooper.co.uk

boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
 Est. 1801