



3 The Courtyard, Wilton. YO18 7BQ

3 The Courtyard is a contemporary barn conversion that offers individually designed modern style living accommodation lying within the village of Wilton which lies on the A170 approximately 4 miles East of Pickering with the village of Thornton le Dale lying only 1 mile West of Wilton. The property which enjoys underfloor heating with modern air source heating and double glazed composite cream doors and windows. The accommodation offers open plan

kitchen with fitted units including integrated Bosch appliances, living and dining area; master bedroom with ensuite shower room, guest bedroom and family bathroom. To the exterior there is a south facing wrap around garden with patio and lawn area together with private parking for several cars.

The property benefits from a ICW 10 year warranty, expiring 2034. All furniture and furnishings available by separate negotiation. No onward chain



Guide Price £375,000

3 The Courtyard | Pickering



Accommodation Comprises

Entrance door
leads to reception hallway.

Reception Hallway
With door leading to boiler room.
Doors off lead to bathroom and bedroom.

Boiler Room
With double glazed window, access
to roof space, space for dryer and
underfloor heating controls.

**Spacious Living
Area/Dining and Kitchen**
Kitchen; With island breakfast bar
having built in cupboards and
drawers with quartz worksurfaces
over and splash backs, Belfast sink
with mixer tap over, numerous
wall and base units incorporating
deep pan drawers, built in

dishwasher, eye level Bosch double
oven, separate four ring hob with
extractor canopy over. Built in fridge
freezer, three sets of double glazed
patio doors and feature window
incorporating the whole of the
room.

Living Area: With attractive stone
pillars, wall mounted bioethanol
pebble effect fireplace, spot lighting
to ceiling and double glazed velux
window.

Master Bedroom
With double glazed patio doors and
double glazed windows, attractive
stone pillars and spot lighting to
ceiling.

En Suite Shower Room
Comprising double shower cubicle
with shower rose being tiled, vanity
unit with inset wash hand basin,
mixer tap and cupboards below,
low flush w.c., partial wall tiling.



Guest Bedroom

With double glazed window and double glazed picture window, four double glazed velux windows and spot lighting to ceiling.

Bathroom

Comprising panelled bath with mixer tap, shower rose, vanity unit with inset wash hand basin with mixer tap and cupboards below, low flush w.c., wall tiling, chrome heated towel rail and double glazed velux window.

Outside

Lovely south facing wrap around garden with patio area with laid lawn and fencing to the boundaries.

There is a private long gravelled drive capable of parking several cars.

Services

Mains electricity, water and drainage.

Air source heating with underfloor heating throughout making the property energy efficient and low maintenance.

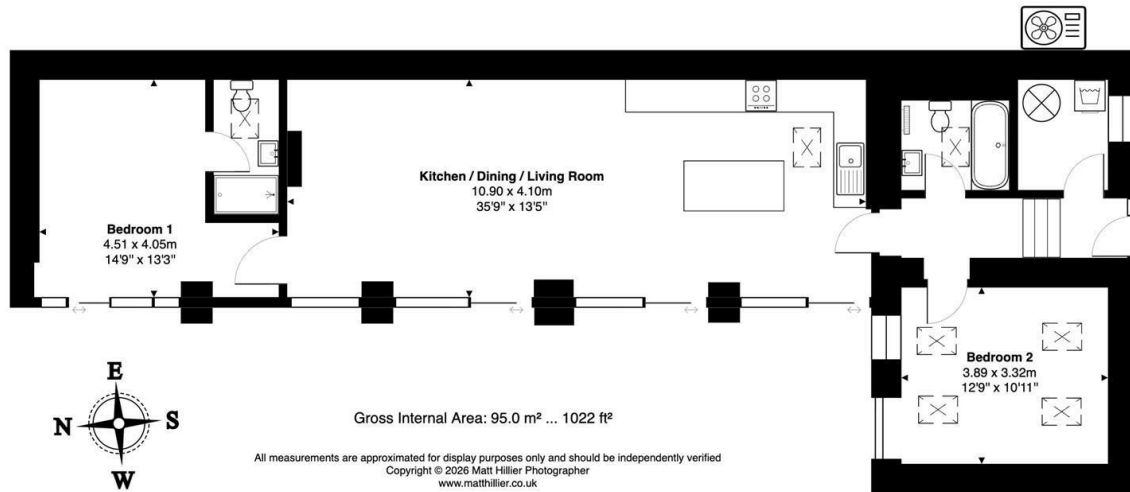
ICW 10 Year Warranty which expires in 2034.

Holiday letting permitted if so desired.



3 The Courtyard | Pickering

3 The Courtyard, Wilton, YO18 7BG



VIEWING

By appointment through our Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

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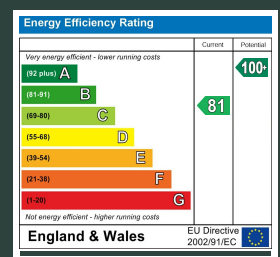
ENERGY PERFORMANCE RATING

B

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