

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



BLACKSMITHS HOUSE, AISLABY, PICKERING, YO18 8PE

**A beautifully restored Grade II Listed home
combining period character with contemporary style**

Stylish Kitchen/Breakfast Room

Cloakroom

Utility Room

Large Sitting/Dining Room

5 Bedrooms

Bathroom & Shower Room

Garage + Private Parking

Garden Store

Garden & Raised Patio

Gas Central Heating

Double Glazing

EPC Rating C

GUIDE PRICE £495,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

This impressive Grade II Listed period house lies in the village of Aislaby, just a couple of miles from the popular market town of Pickering. Built of stone, the property has been thoughtfully and comprehensively restored creating a wonderful home where original character sits effortlessly alongside a stylish and contemporary interior.

Throughout the house, period features have been retained, including exposed stonework, timber beams, wooden lintels and deep window sills. The finish is of an exceptionally high standard, with beautifully chosen fittings and a sophisticated heritage-style décor that complements the age and architecture of the property.

The high-end kitchen is particularly impressive, combining excellent cabinetry with a full range of integrated appliances, while a separate utility room provides a practical space for laundry and everyday household duties.

The characterful sitting room has a welcoming atmosphere, centred around a wood-burning stove, with glazed French doors opening directly onto the garden. At one end of the room there is an area ideally suited to intimate dining. The accommodation is arranged over three floors, with five bedrooms in total, one of which is used as a sewing room. A stylish house bathroom is on the first floor, with a contemporary shower room on the second.

Outside, the property enjoys a lovely lawned garden with well-stocked planted borders and a raised patio providing an ideal space for outdoor dining and entertaining. Also in front of the house is further lawn, planted raised beds and is a sunny place to sit. A useful stone-built garden store provides additional storage and there is an oak framed garage together with private parking.

The property benefits from an impressive EPC Rating of C – an uncommon and particularly noteworthy achievement for a house of such age and character, reflecting the care and quality of its restoration.

General Information

Services: Mains gas is connected to the Blacksmiths House. It is also connected to mains drains and mains water.

Council Tax: We are informed by North Yorkshire Council that this property falls in band E .

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

Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26, Market Place, Kirkbymoorside. Telephone: 01751 430034/472800



Accommodation

Ground Floor

Approx. 98.3 sq. metres (1058.0 sq. feet)



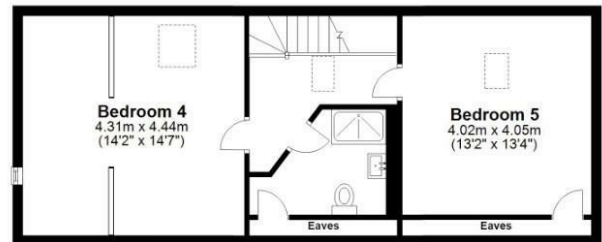
First Floor

Approx. 52.8 sq. metres (568.7 sq. feet)



Second Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



Total area: approx. 201.9 sq. metres (2173.4 sq. feet)

Blacksmiths House, Aislaby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
England & Wales	EU Directive 2002/91/EC	

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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