

## 7 PIPERS ACRE PICKERING



**An individual family home with immaculate accommodation, located on Pipers Acre, an exclusive and very peaceful cul de sac situated just off Middleton Road on the western edge of the town.**

Over 1,700 square feet of accommodation

Hallway – Cloakroom – Dining Kitchen – Utility & Boot Room - Sitting Room – Study – Garden Room  
Master bedroom with dressing room and en-suite bathroom – Three further double bedrooms – Shower room

Integral garage with workshop

Landscaped garden and grounds – Resin driveway.

Within an easy walk from the centre of the town.

### GUIDE PRICE £595,000

An individual family home with immaculate accommodation, located on Pipers Acre, an exclusive and very peaceful cul de sac situated just off Middleton Road on the western edge of the town.

7 Pipers Acre has had just two owners since it was built in 1999, with the most recent owners undertaking a thorough refurbishment of the property bringing it firmly into the 21st Century. The house has an especially appealing flow of accommodation with the ability to open up the rooms into an almost open plan arrangement of space or as individual rooms if needed. The property has been well insulated and fitted with solar panels, providing an annual RHI and contributes towards the healthy high 'C' rating for its EPC.

Beautifully presented throughout, the house provides 1786 square feet of accommodation which briefly comprises the following. Entrance hall with cloakroom, a large open plan dining kitchen with adjoining utility and boot room, front facing sitting room and a large garden room which provides for a study and separate living area. There is an integral garage/workshop. Upstairs is a large galleried landing, master bedroom with dressing room and en-suite bathroom. Three further bedrooms and a large main house shower room.

The refurbishment work extends to the grounds which surround 7 Pipers Acre to all sides, carefully landscaped to create a low maintenance garden area which is extremely private and sheltered. There is ample parking on the resin driveway to the side and within the single garage.



## LOCATION

Pickering, known as 'The Gateway to the Moors' is a charming market town with a wide range of amenities including primary and secondary schools, sports centre, restaurants, public houses and an array of retailers. The town also boasts a number of visitor attractions. The historic City of York is situated about 30 miles to the south and provides a wide range of services and amenities including a main line train service to London Kings Cross and Edinburgh in less than 2 hours.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front door with inset stained-glass pane. Window to the front. Stainless steel and painted wood staircase to the first floor. Radiator. Coving. Telephone point. Wood effect laminate floor.

### CLOAKROOM

2.40 m (7'10") x 1.00 m (3'3")

Low flush WC. Wash hand basin with fitted storage. Window to the front. Radiator. Tiled floor. Fitted under-stairs storage cupboard.

### DINING KITCHEN

7.80 m (25'7") x 3.97 m (13'0")

Range of fitted base units with quartz style worktops incorporating a one and a half bowl stainless steel sink. Island unit. Breakfast bar seating with lights overhead. Fisher & Paykel range oven with extractor overhead. Radiator. Windows to the rear and side. Dining area. Doors to the sitting room and study/garden room. Wood effect laminate floor.



### UTILITY & BOOT ROOMS

3.74 m (12'3") max x 3.00 m (9'11")

Half glazed door out to the garden. Fitted base units incorporating a stainless-steel sink unit. Automatic washing machine point. Ideal gas fired central heating boiler. Window to the rear. Extractor fan. Radiator. Door to the garage. Coats area. Wood effect laminate floor.

### INTEGRAL GARAGE

5.88 m (19'3") x 3.50 m (11'6")

Electric up and over door. Window to the side. Solar panel controls. Fuses. Fitted shelving. Electric light and power.

### SITTING ROOM

6.00 m (19'8") x 4.14 m (13'7")

Casement window to the front. Coving. Radiator. Fireplace housing gas living flame fire. Television point. Fitted open storage area.



### STUDY

3.00 m (9'10") x 2.90 m (9'6")

French doors out to the garden. Roof lights. Wall lights.

### GARDEN ROOM

4.20 m (13'9") x 2.90 m (9'6")

Windows to both the rear and side. Radiator. Television point.



#### DRESSING ROOM

3.70 m (12'2") x 1.70 m (5'7")

Space for fitted wardrobes. Radiator.

#### EN-SUITE BATHROOM

3.70 m (12'2") x 2.40 m (7'10")

White suite comprising bath with handheld shower attachment. WC. Wash hand basin set into a vanity unit. Fitted bathroom storage unit. Electric shaver point. Coving. Casement window to the rear. Extractor fan. Radiator.



### FIRST FLOOR

#### GALLERIED LANDING

Casement window to the front elevation. Loft inspection hatch - part boarded and insulated and with electric light and drop-down metal ladder. Radiator. Coving.

#### MASTER BEDROOM

3.77 m (12'4") x 3.76 m (12'4")

Casement window to the front. Coving. Dado rail. Radiator. Television point. Telephone point.



#### BEDROOM TWO

4.16 m (13'8") x 3.50 m (11'6")

Casement window to the front. Range of fitted wardrobes. Radiator. Coving. Television point.



#### BEDROOM THREE

4.00 m (13'1") x 3.58 m (11'9")

Casement window to the rear. Radiator. Coving. Fitted shelving. Television point.

#### BEDROOM FOUR

4.16 m (13'8") x 3.00 m (9'10")

Casement window to the rear. Radiator. Coving. Television point.



#### SHOWER ROOM

3.00 m (9'10") x 2.40 m (7'10")

Walk in shower. WC. Wash hand basin set into a vanity unit. Electric shaver point. Coving. Casement window to the side. Extractor fan. Radiator. Airing cupboard housing the hot water cylinder with immersion heater and with fitted slatted shelving.



#### OUTSIDE

7 Pipers Acre stands at the head of the Cul-de-Sac with an open outlook southwards. To the side of the property is a large, resin parking area, which has space for a number of vehicles. A pair of timber gates open onto a secure area of hardstanding beyond.

Beautifully landscaped grounds surround the property to all sides; arranged as an easy to care for outdoor space, with no compromise on colour and interest. Raised beds filled with spring bulbs border the all-weather lawned areas which is bounded by manicured conifers to the rear. There is an outside water and electricity supply. To the side is a screen storage area with metal garden shed and access around to the front.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.  
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.  
 Council Tax: F  
 EPC: Current C/79 Potential B86  
 Post Code: YO18 8NZ  
 Viewing: Strictly by appointment with the Agent's Pickering office.

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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