

THE OLD FARMHOUSE, 29 WESTGATE PICKERING



An 18th century former farmhouse, providing deceptively spacious and exceptionally well-presented character accommodation, easy to care for south facing grounds and off-street parking.

1,350 square feet of stylish accommodation presented to a high standard throughout
Dining Room – Sitting Room – Breakfast Kitchen – Utility and Cloakroom
Master bedroom with en-suite shower room – Three further bedrooms – House bathroom
Attractive south facing grounds. Off-street parking.
Within a short walk from the centre of the town.

GUIDE PRICE £389,950

A delightful Grade II listed property which delicately balances character with an easy flow of modern accommodation and a quality finish. Positioned on the south side of Westgate, The Old Farmhouse is believed to date back to the mid-18th century and is filled with character touches such as an original inglenook fireplace to the sitting room, period windows and a number of original features. The property has been sensitively refurbished over recent years, enhancing the unique character of this Grade II listed property with smart and stylish accommodation, making for a lovely family home as well as an ideal investment opportunity with it currently being run as a successful holiday cottage with excellent occupancy and a healthy turnover.

In brief 1,350 square feet of accommodation; entrance hall, front facing dining room, large dual aspect sitting room with inglenook fireplace which houses the woodburning stove. Rear hall, utility and cloakroom and to the rear is a stylish breakfast kitchen with a bespoke range of fitted units and high specification appliances. On the first floor; master bedroom with en-suite shower room. Three further bedrooms and the main house bathroom.

A lovely, sheltered south facing garden lies to the rear, attractively landscaped with ease of maintenance in mind, with a broad Indian stone terrace edged by herbaceous borders. To the far end is a private off street parking area and useful timber shed.



Pickering is a busy market town on the southern boundary of the North York Moors National Park and some 25 miles north of the city of York. Westgate offers easy access to a wide range of amenities, including primary school, surgery, library, sports centre and swimming pool. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Half glazed front door. Oak floor. Radiator. Stairs up.

SITTING ROOM

6.07 m(19'11") x 3.30 m(10'10")

Large dual aspect room with windows to the front and rear; shutters to the front. Inglenook fireplace with witching post and housing a multi fuel stove set within a brick alcove with stone flagged hearth. Wall lights. Television point. Radiator.



DINING ROOM

4.00 m(13'1") x 3.78 m(12'5")

Oak floor. Exposed original beams. Double glazed casement window to the front in timber frames with shutters. Wall lights. Radiator.



REAR HALL

2.40 m(7'10") max x 1.50 m(4'11")

Oak floor. Under stairs cupboard. Recessed ceiling lights.

UTILITY/CLOAKROOM

2.48 m (8'2") x 1.46 m (4'9")

Oak floor. Low flush WC. Wall hung wash hand basin. Automatic washing machine point. Fitted cupboards. Coat hooks. Window to the rear. Recessed lights. Radiator.



BREAKFAST KITCHEN

4.35 m(14'3") x 2.94 m(9'8")

Dual aspect room with windows to the rear and side. Stable door leading out into the garden. Stylish range of fitted base and wall units incorporating inset, single drainer sink unit with mixer tap. Range of high specification Neff appliances; double oven with microwave and five ring induction hob with extractor overhead. Integrated fridge freezer. Integrated wine fridge. Central island with breakfast bar. Ceramic tiled floor. Vertical ladder radiator.





EN-SUITE SHOWER ROOM

1.99 m(6'6") x 1.77 m(5'9")

High quality heritage style fittings. Part vaulted ceiling with velux roof light. Fully tiled walk-in shower with dual rainhead shower overhead. Low flush WC. Pedestal wash hand basin. Extractor fan. Chrome heated ladder towel rail. Laminate floor. Half tiled walls. Recessed ceiling lights.



FIRST FLOOR

LANDING

Casement window to the side. Airing cupboard with hot water cylinder and slatted shelving. Radiator. Loft access point with drop down ladder.

BEDROOM ONE

4.60 m(15'") max x 3.60 m(11'10") max

Double glazed casement window to the front with shutters. Radiator. Exposed beam. Television point.



BEDROOM TWO

4.25 m (13'11") x 2.80 m(9'2")

Double glazed window to the front with shutters. Bespoke range of fitted bedroom furniture and mirror.



BEDROOM THREE/STUDY

2.70 m(8'10") x 2.70 m(8'10") max

Casement window to the rear. Radiator. Fitted storage cupboard. Television point.

BEDROOM FOUR

3.00 m(9'10") x 2.56 m(8'5")

Radiator. Upvc double glazed window to the rear.



BATHROOM

2.00 m(6'7") x 2.00 m(6'7")

Bath with shower overhead and tiled surround. Low flush WC. Pedestal wash hand basin. Double glazed window to the side. Extractor fan. Chrome heated ladder towel rail



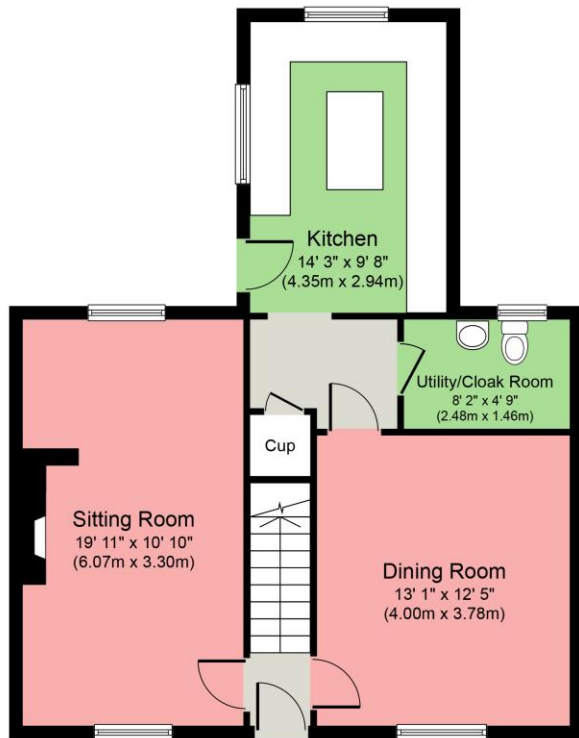
GARDEN & GROUNDS

The garden lies to the rear and is south facing, private and very sheltered. Partially walled with the original farm wall still in situ, the grounds were designed to be easy to care for Indian stone flagging, ideal for entertaining. Edging the courtyard are well stocked herbaceous borders planted with spring bulbs. A wisteria covered archway leads to the headgate which opens onto the parking area. There is an outside water supply and timber garden shed.

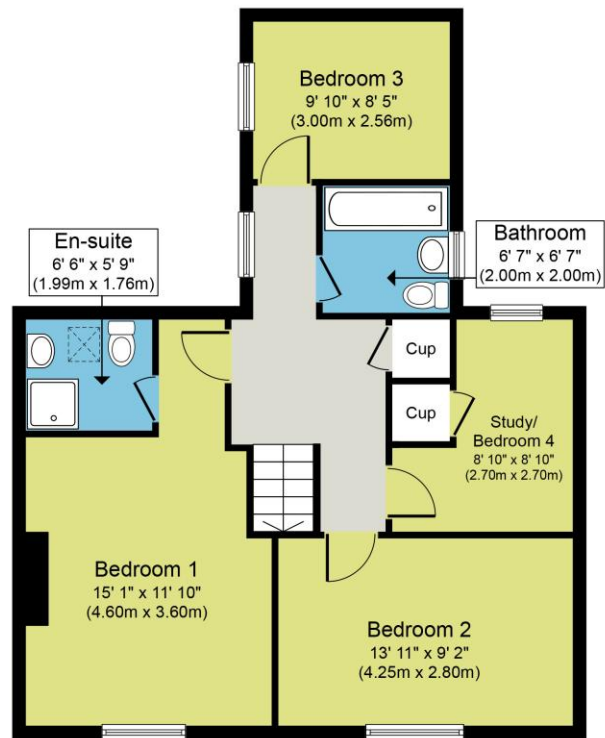


PARKING

Off street parking lies beyond the garden. Access is off Jemisons Yard and there is off-street parking for up to two vehicles on a private area of hard standing. A further, useful timber garden shed provides storage.



Ground Floor
Approximate Floor Area
675 sq. ft.
(62.7 sq. m.)



First Floor
Approximate Floor Area
675 sq. ft.
(62.7 sq. m.)

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, gas, drainage and electricity.
- Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.
- Council Tax: D
- EPC: Current D/63 Potential B/84
- Post Code: YO18 8BA
- Viewing: Strictly by appointment with the Agent's Pickering office.
- Details prepared March 2026

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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