



**Guide price £550,000**

**TENURE : FREEHOLD**

**30 Potter Hill, Pickering, North Yorkshire YO18 8AA**

**Bedrooms : 5**

**Bathrooms : 3**

**Reception Rooms : 2**

**Superb position in the middle of the lovely North Yorkshire town of Pickering, about 40 minutes north of York**

**Pickering's thriving town centre is full of independent shops mixed with popular cafes and fine restaurants**

**The North Yorks Moors opens up huge scope for enjoying the outdoor life. Walking, cycling, riding on the doorstep**

**Silverspring Sales & Lettings**  
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For a calmer pace of life in beautiful historic surroundings, you need look no further than Pickering. This North Yorkshire market town is so pretty and charming that you can't help slowing down a little and taking a breath. Unwind with a riverside picnic, take a stroll around the ruins of the ancient castle, or relax on a steam train journey over the North Yorkshire Moors.

In a quiet spot near the heart of Pickering, you are perfectly positioned here to enjoy the thriving town centre, which is brimming with independent shops, popular cafes, and fine restaurants (The White Swan is a local favourite). The North York Moors provide a stunning backdrop and open up a wide range of outdoor activities such as walking, cycling, and riding, all easily accessible from the doorstep. The property is also conveniently located about 40 minutes from York and even closer to the North Yorkshire coast, and lovely towns like Helmsley and Malton are around 20 minutes away. There are several excellent primary and secondary schools close by and in the wider area, including Ryedale School and Terrington Hall.

Number 30, a five-bedroom town house on Potter Hill, is an outstanding period property, newly-renovated to an exceptional standard. The elegant Victorian exterior welcomes you into a more contemporary and comfortable interior that still retains many character features. This family home boasts 1891 square feet across three floors, lots of room for the whole family to find their own space.

The ground floor features a beautiful sitting room, bay-fronted, with a log burner to add some extra cosiness in the winter months. A large separate dining room links the character features of the main house to the modern kitchen beyond. It's easy to imagine family gatherings here or enjoying meals with friends.

The new kitchen is finished with quartz worktops and high-quality integrated appliances, and offers enough storage and workspace for even the most enthusiastic cook! The kitchen opens out to a private walled courtyard, South-facing, perfect for summer get-togethers and outdoor dining.

The upper floors house five generous double bedrooms, providing plenty of space for family members or guests. In addition to the two en-suite shower rooms, a new bath and shower room on the first floor is a soothing sanctuary where you can soak away the cares of the day.

Finding the balance between country living close to nature and the convenience of living in a town is the dream of many; 30 Potter Hill finds the balance beautifully. Could this be your next home? Get in touch today to find out more, we'll be glad to help you.

## **Surroundings**

Lidl and Co-op grocery shops - 200m

Market Place shopping area - 200m

Pickering Castle - 400m

Pickering Beck waterside - 50m

Ryedale Swimming and Fitness - 800m

Lady Lumley's Secondary School - 800m

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