Cundalls

CHARTERED SURVEYORS • AUCTIONEERS • VALUERS • LAND & ESTATE AGENTS • FINE ART & FURNITURE

ESTABLISHED 1860

# BOX TREE COTTAGE, 29a WESTGATE

# PICKERING

**An attractive double fronted end of terrace cottage with a generous south facing garden, ample off-street parking and a good range of versatile, well-presented accommodation.**

1,270 square feet of recently upgraded accommodation
Entrance Hall – Cloakroom – Sitting Room – Dining Kitchen
Master bedroom with en-suite shower room – Three further bedrooms – House bathroom
Generous attractively landscaped south facing grounds – off-street parking
Within a short walk from the centre of the town.
Currently operating as a well-established and successful holiday cottage
NO ONWARD CHAIN

## GUIDE PRICE £399,950

ISO 9001 CERTIFIED ORGANISATION
United Registrar of Systems Cert No. 1745

40 Burgate, Pickering, North Yorkshire, YO18 7AU **Tel:** 01751 472766
**Fax:** 01751 472992 **Email:** pickering@cundalls.co.uk **Website:** www.cundalls.co.uk

RICS

Box Tree Cottage is a sizable end of terrace character cottage which has the benefit of attractive, south facing grounds to the rear and unusually for Westgate there is private off-street parking for a number of vehicles. Currently operating as a successful holiday cottage, Box Tree Cottage provide over 1,200 square feet of accommodation, making it as ell-suite as a full-time home as it is an investment property, with the opportunity to take on future bookings and with contents available by separate negotiation, making it an ideal turnkey business.

Positioned on the south side of Westgate, Box Tree Cottage has been subject to a number of significant improvements over the past few years, including a full re-roof, the installation of solar panels which both provide an RHI and supplement the properties electric and the installation of a new boiler. Both the kitchen and bathrooms have been replaced and remodelled and the property decorated throughout.

In brief 1,270 square feet of well-presented and modern accommodation; entrance hall, cloakroom, large dual aspect sitting room with woodburning stove and doors leading out onto the south facing garden and a good-sized dining kitchen with a range of farmhouse style cabinetry. 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 wide stone flagged terrace bordered by well stocked flower and shrub borders. To the far end is a private off street parking area and a 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. Glazed oak door to the Sitting Room. Beamed ceiling. Stairs up.

CLOAKROOM
1.50 m (4’11”) x 0.80 m (2’7”)
Low flush WC. Wash hand basin. Extractor fan.

SITTING ROOM
5.80 m (19'0'') x 4.50 m (14'9'')
Large dual aspect room with a casement window to the front, fitted with plantation shutters and bifold doors opening directly out onto the south facing garden at the rear. Multi fuel stove set within a brick fireplace with oak mantel and matching brick and stone hearth. Beamed ceiling. Wall lights. Television point. Radiator set behind a cover. Fitted oak shelving.

KITCHEN/ DINING ROOM
5.60 m (18'4'') x 3.45 m(11'4'')
Dual aspect room with windows to the front and rear. Stable door leading out into the garden. Shaker style range of base and wall units incorporating a one and a half bowl ceramic sink with mixer tap. Integrated NEFF electric oven with five ring gas hob and with an extractor overhead. fridge. Integral washing machine. Dishwasher. Freestanding butcher block unit. Ceramic tiled floor. Beamed ceiling. Fitted housekeeper’s cupboard housing the gas fired central heating boiler.

**FIRST FLOOR**

LANDING
3.90 m (12’7”) x 1.80 m (5’9”)
Velux window to the rear. Radiator. Loft access point with drop down ladder – the loft is fully boarded out for storage and ha an electric light.

BEDROOM ONE
4.30 m(14’1”) max x 2.90 m(9'6'') max
Casement window to the front. Radiator. Television point.

EN-SUITE SHOWER ROOM
1.60 m (5’2”) x 1.60 m (5’2”)
Fully tiled walk-in shower with electric shower overhead. Low flush WC. Wash hand basin. Extractor fan. Heated ladder towel rail. Wood style floor. Half tiled walls. Fitted bathroom mirror with lights. Recessed ceiling lights.

BEDROOM TWO
4.30 m (14’1”) x 2.97 m(9'9'')
Casement window to the rear. Radiator. Recess.

BEDROOM THREE
3.60 m (11'10'') x 2.90 m(9'6'')
Casement window to the rear. Radiator. Decorative panelling to part. Fitted storage cupboard. Fitted dressing table. Television point.

BEDROOM FOUR
3.60 m (11'10'') max x 2.90 m(9'6'') max
Casement window to the front. Radiator.

HOUSE BATHROOM
2.00 m(6'7'') x 2.00 m(6'7'')
Bath. Fully tiled corner shower. Low flush WC. Wash hand basin. Window to the front. Wood effect floor. Extractor fan. Pair of heated ladder towel rails. Fitted bathroom mirror.

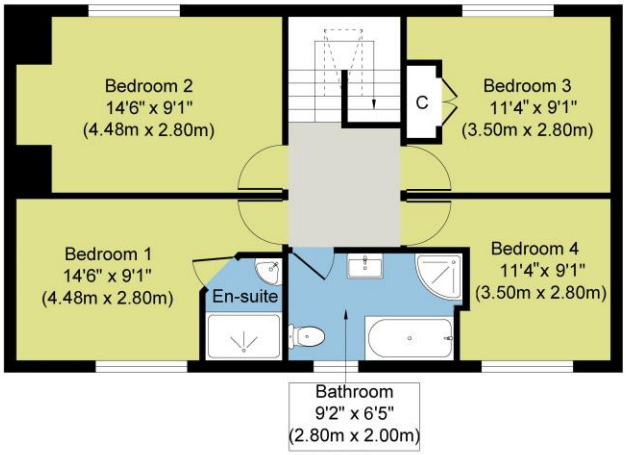
**GARDEN & GROUNDS**

Box Tree Cottage has an attractively landscaped rear garden which is the full width of the house and faces due south, making it a sunny and sheltered space. A broad stone flagged terrace lies to the immediate rear of the house, with doors opening directly out from both the kitchen and living rooms, which create a pleasant flow of indoor to outdoor space, ideal for entertaining A number of raised beds have been planted up with a range of herbaceous shrubs and evergreens, ensuring colour and interest. The garden is fenced to all sides, with a high hand gate providing access out onto the parking area at the rear. There is an outside water supply.

**PARKING**

To the rear of the garden is a good-sized area of private parking, with an access from Westgate off Jemison's Yard. There is space to park a couple of vehicles and there is a useful timber garden shed for storage set upon the parking area.

**Ground Floor**
**Approximate Floor Area**
**627 sq. ft**
**(58.29 sq. m)**




**First Floor**
**Approximate Floor Area**
**627 sq. ft**
**(58.29 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.
**Copyright V360 Ltd 2026 | www.houseviz.com**

**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: | TBC |
| EPC: | Current C/71 Potential A/93 |
| Post Code: | YO18 8BA |
| Viewing: | Strictly by appointment with the Agent's Pickering office. |

Details prepared July 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. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

C025 Printed by Ravensworth 01670 713330

15 Market Place, Malton, North Yorkshire, YO17 7LP
**Tel:** 01653 697820 **Fax:** 01653 698305
**Email**: malton@cundalls.co.uk

2 Church Street, Helmlsley, York, YO62 5BT
**Tel**: 01439 772000 **Fax**: 01439 772111
**Email:** enquries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
**Tel:** 01751 472766 **Fax:** 01751 472992
**Email:** pickering@cundalls.co.uk