

# Mark Stephenson's

ESTATE & LETTING AGENTS



## The Old Bowling Green, Kirkham Lane, Pickering, YO18 7JD

£625,000

- Individual mid 1960's detached
- Extremely well fitted kitchen
- Mature and private grounds
- 2013 solar panel installation
- Fantastic garden room
- Garage and private parking
- Four generous reception rooms
- Four double size bedrooms
- Easy walk to the town centre

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# The Old Bowling Green, Kirkham Lane, Pickering YO18 7JD

A rare opportunity to acquire a unique mid 1960's stone-built detached residence offering approx. 2306 sq ft of versatile living space. This true one-off home perfectly blends individuality with practicality, featuring four bedrooms, two bathrooms, and four generous reception rooms. Ideally positioned within a short, convenient walk to the town centre, the property retains a high degree of privacy, nestled in extremely well-screened and mature grounds. The home boasts secure and ample off-road parking and a detached garage. In all a true "one off" which offers exceptional ground floor space, a particular feature being the fantastic garden room which opens from the kitchen onto the garden. Solar panel installation in 2013.



Council Tax Band: F



### General information & location

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

### Services

All mains are connected. Gas central heating from a combi boiler fitted in 2021.

### Hallway

Stairs to the first floor, main front entrance door, radiator.

### WC

Two piece suite, heated towel rail, front window.

### Lounge

Bay style front window with radiator beneath, to further radiators, solid fuel stove, French doors to the rear into the garden room

### Study

They style front window with radiator beneath.

### Dining room

With front facing French doors, radiator

### Kitchen

Of a generous size with a comprehensive range of birth base and wall level

units, integrated appliances including fridge and freezer, dishwasher, range cooker, mains gas aga, rear facing windows, radiator, water softener, opening out to the rear into the garden room

### Garden room

A wonderful space enjoying sunny aspects providing lots of natural light with French doors leading out to the rear gardens.

### Utility room

With a range of base and wall level fitted units, sink, rear door, side window, radiator, wall mounted Vaillant (late 2021) combi boiler.

### Landing

### Bedroom 1

Front door onto the balcony area, full length wardrobes, cupboards, drawer and dresser unit, radiator.

### En-suite shower room

Large walk-in shower, WC, wash basin, rear window and radiator

### Bedroom 2

Also with front door onto a balcony area, built-in wardrobes, radiator

### En-suite shower room

Two piece suite, shower cubicle, heated towel rail

### Bedroom 3

Side facing window, fitted office furniture, hatch to the loft space, radiator.

### Bedroom 4

Front door and window onto the balcony area, built-in wardrobe, radiator

### Bathroom

Matching four piece suite and separate walk in shower, to rear windows, heated towel rail

### Gardens

Overall a particular feature are the private grounds with three separate access points including path access at the front from Kirkham Lane and a discreet further gated access at the rear. In addition from the rear vehicle access is given into the detached garage with double gates adjacent providing generous private off-road parking. The gardens at the rear are well established with lawn and sizeable patio area.

The gardens at the front side enjoy aspects from the south and provide excellent privacy around well tended lawned areas together with a generous decking/patio space and summer house. From this area of garden the discreet steps and hand gate allow access out to Kirkham Lane.

### Garage

19ft 7 X 11ft 10

Remote roller door, power and light connected, rear door and window.

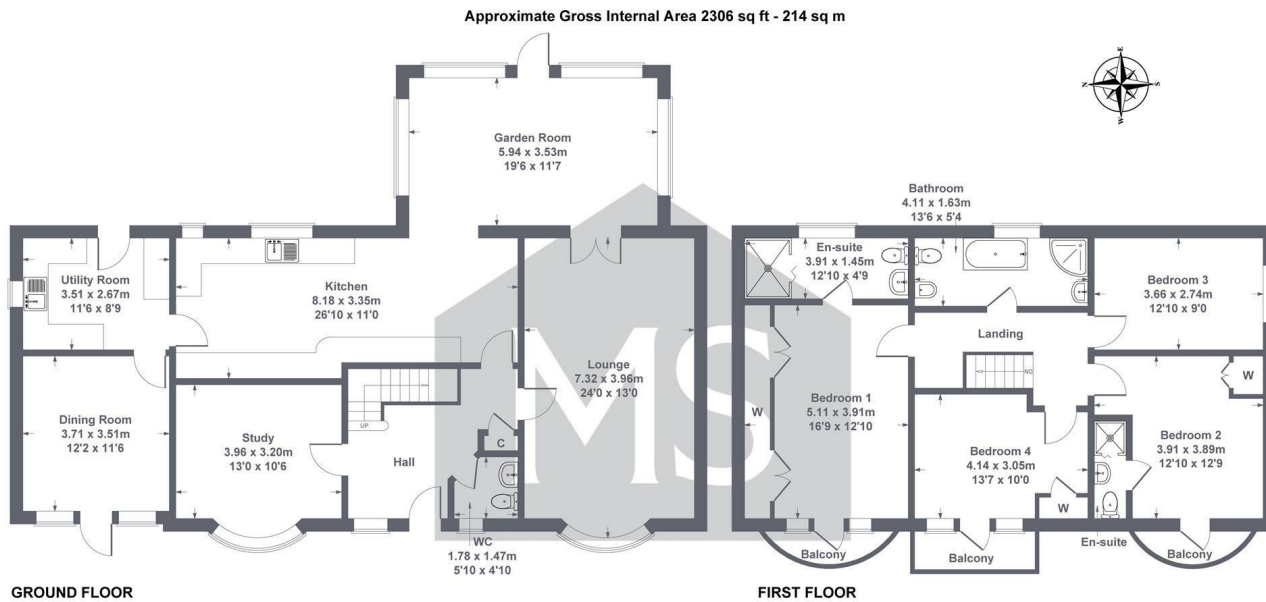
### Outbuildings

Approx 45ft X 7ft 8

Built of block allowing a generous amount of garden storage, workshop and utility space.



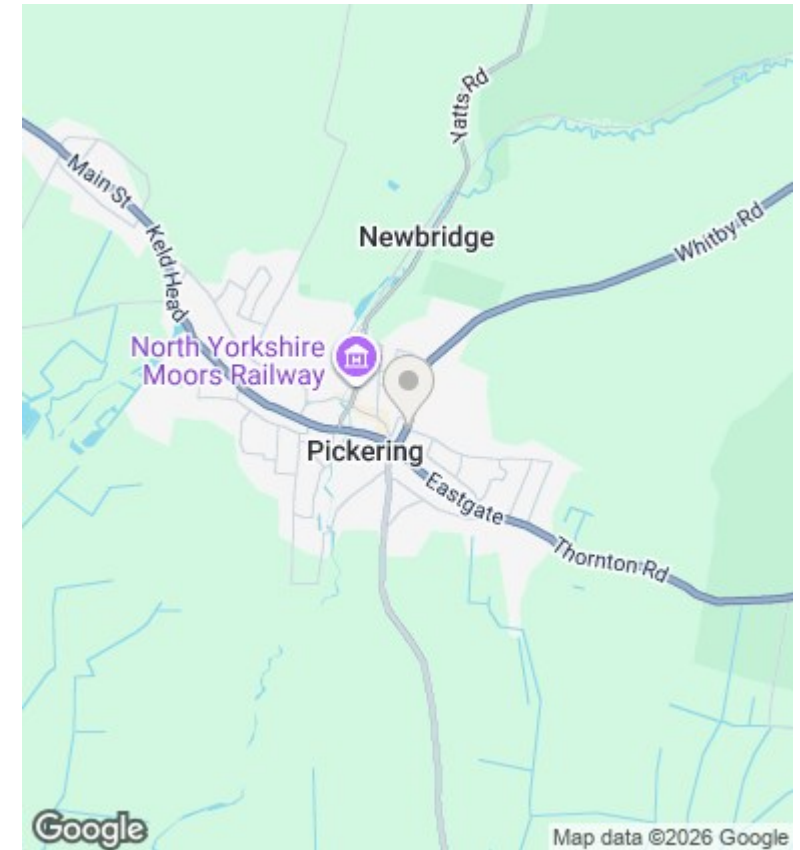




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



## Directions

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	