

ROUNTHWAITE & WOODHEAD

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SKYLARK COTTAGE, BRECKS LANE, POCKLEY, YO62 7TE

An appealing thatched cottage with tremendous potential

occupying a peaceful position and enjoying lovely southerly views across open countryside

Entrance Hall

Sitting Room

Kitchen/Dining Room

Reception Room/Study

3 Bedrooms

2 Bathrooms

Utility Room

Attached Garage

Parking

Oil Central Heating

Wrap Around Garden

EPC Rating: D

PRICE GUIDE: £575,000

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Description

Located along a quiet lane in the pretty village of Pockley, on the southern fringe of the North York Moors National Park, this attractive stone-built detached house enjoys a particularly pleasant setting. Built around the early 2000s, the property combines traditional architectural styling with well-proportioned accommodation and, perhaps most importantly, offers an exciting opportunity for a new owner to breathe fresh life into a much-loved home.

During the passage of time, the interior has become a little dated and purchasers may wish to upgrade the fixtures, fittings and décor to suit their own tastes. The same can be said of the gardens which, although established, are something of a blank canvas and would undoubtedly respond well to an injection of colour, imaginative planting and a little creative flair.

The accommodation is both practical and appealing. On the ground floor are two reception rooms, providing flexibility for everyday living, entertaining or working from home. The real heart of the house, however, is the large and wonderfully lofty kitchen/diner, where exposed roof trusses add character and a sense of space. From the kitchen sink there is a fantastic outlook to the rear – a lovely southerly view stretching across open fields and farmland and making even the washing-up considerably more enjoyable!

Upstairs, there are three double bedrooms and a family bathroom, offering comfortable accommodation for a couple or family.

Coupled with a large garage with remote-controlled door, there is additional parking on the brick-set driveway to the front.

All in all, this is a house with considerable appeal. It is a little tired around the edges and now needs some love, imagination and investment, but the fundamentals are all here.

General Information

Services: Mains water and electricity are connected. Drainage to septic tank. Oil fired central heating.

Council Tax: North Yorkshire Council - Band G

EPC Rating D

Viewing Arrangements: Strictly by appointment through the Agents.

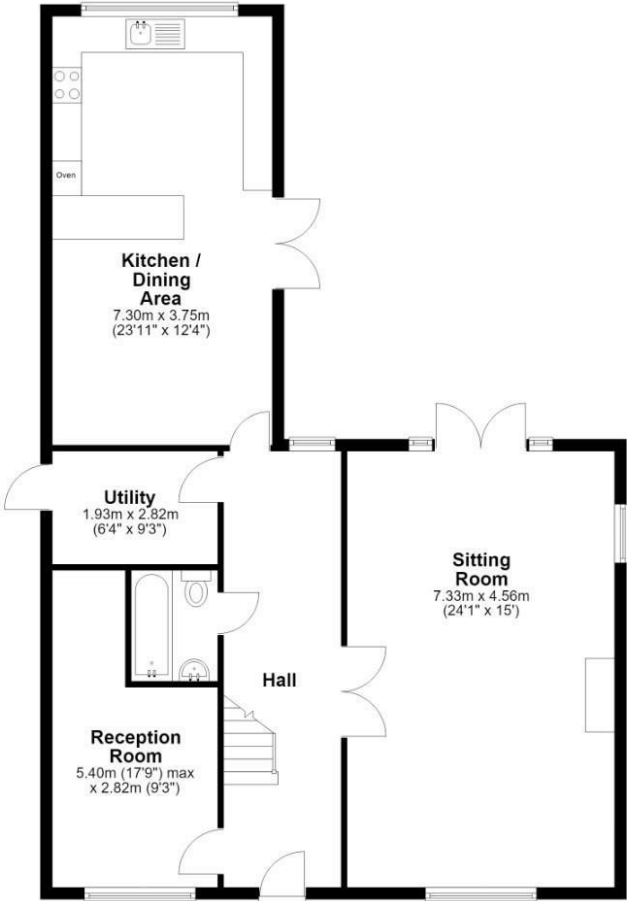
Pockley is a popular village of traditional style houses and cottage, located just off the main A170 Thirsk to Scarborough road approximately 2.5 miles to the north of Helmsley. There is a bus service to Kirkbymoorside and Helmsley both of which have a weekly market, a variety of shops, good eateries and other recreational facilities. The award winning Beadlam Grange Farm Shop on the way to Helmsley provides the ultimate farm shopping experience and is handy for those every day essentials. In the nearby village of Nawton there is Ryedale Comprehensive School and a reputable infant school.



Accommodation

Ground Floor

Approx. 98.5 sq. metres (1060.4 sq. feet)

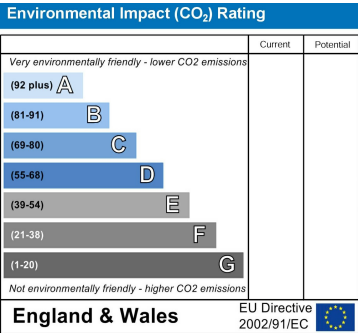
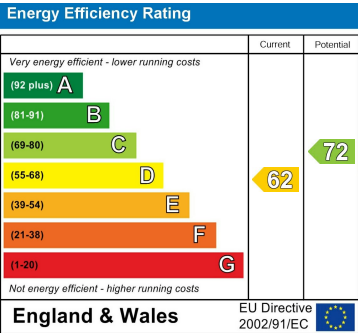


First Floor

Approx. 71.2 sq. metres (766.4 sq. feet)



Total area: approx. 169.7 sq. metres (1826.8 sq. feet)
Skylark Cottage, Pockley





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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