

Mark Stephenson's

ESTATE & LETTING AGENTS



Milliner's House, 9 Burgate, Pickering, YO18 7AU

£415,000

- Offered with No Onward Chain
- Grade II Listed
- Superbly modernised throughout to a very high standard
- Four Bedrooms
- Courtyard garden to the rear
- Single garage
- Floor area over 1300 square feet
- Walking distance of town centre
- Original Features Preserved

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Milliner's House, 9 Burgate, Pickering YO18 7AU

Milliner's House is an historic property situated on pretty Burgate, the street which connects Pickering's marketplace to its impressive castle. Thought to have medieval origins, the house now preserves its Georgian appearance. It was extended and converted into a shop in the early Victorian era when it was bought by a spinster, Margaret Spence, for her millinery and corsetry business. Some of the old shop fittings are still in evidence on the ground floor. The house is now offered to the market after an extensive, sympathetic and thoughtful modernisation



Council Tax Band: C



General Information

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 services are connected.

Living Room

Window to the Front aspect with Window seat that provides storage underneath, Yorkshire stove with original built-in cabinetry/shelving to either side, Understairs storage cupboard, Original York stone flooring, Electric meter.

Dining Room

Timber Sash bay window to the Front aspect, Wooden flooring, Feature fireplace, Radiator, Recessed shelving.

Kitchen

A superb modern kitchen with a range of wall & base units , Belfast sink with copper tap, Electric oven/hob with extractor hood above, Integrated Dishwasher and Washing machine, French doors to the rear

garden, Timber double glazed window to the Rear aspect, Oak parquet flooring, Door to First floor.

Downstairs Toilet

White two-piece heritage suite with basin sitting in vanity unit, Radiator, Timber double glazed sash window to the Rear aspect, Cupboard housing Worcester combi boiler, Radiator, Consumer unit, Oak parquet flooring.

First Floor Landing

Storage cupboard, Smoke alarm.

Bedroom 1

Timber sash window to the Front aspect with Window seat, Cast iron Feature fireplace, Built-in shelving, Storage space in cupboard, Radiator, Small feature window.

Bedroom 2

Timber sash window to the Front aspect with Window seat, Cast iron Feature fireplace, Radiator.

Shower Room

White heritage two-piece suite, Shower cubicle, Partly-tiled walls, Heated towel rail, Oak parquet flooring, Timber double glazed window to the Rear aspect, Toothbrush charging/Shaving point, Extractor fan, Feature stone wall.

Bedroom 3

Timber Double glazed Window to the Rear aspect with Radiator underneath.

Second floor Landing
Small storage cupboard.

Bedroom 4

Two Heritage skylights to the Rear aspect, Exposed beams, Radiator, Eaves storage.

En-Suite

White three-piece suite, Walk-in Shower cubicle, Heated towel rail, Heritage skylight to the rear aspect, Oak parquet flooring, Exposed beams, Partly-tiled walls, Extractor fan.

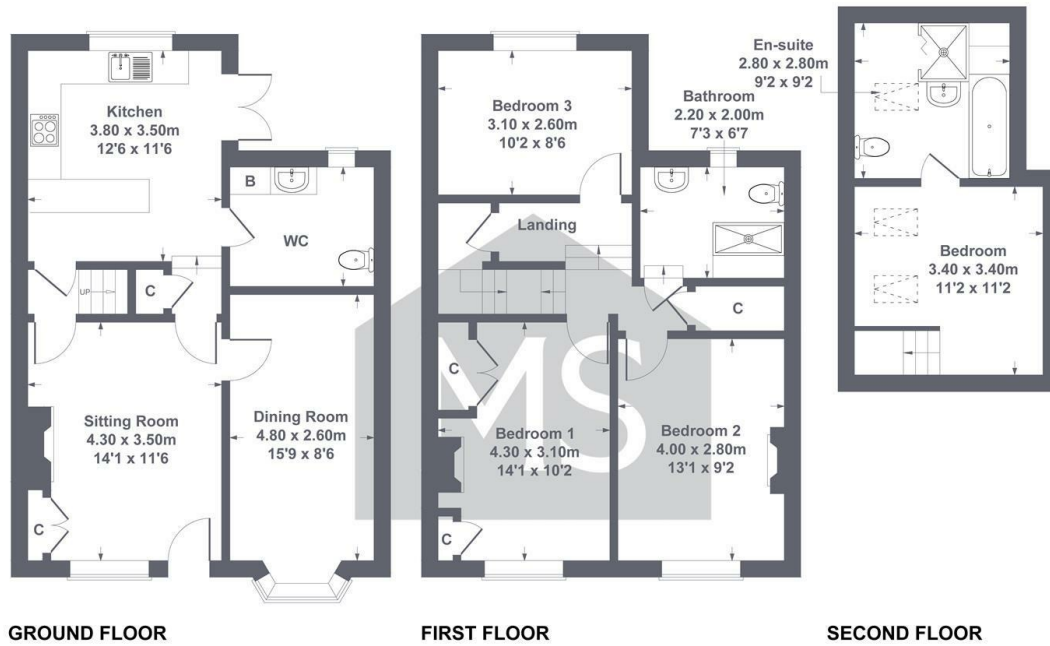
Outside space

Immediately from the property there is a small patio area where there are two outside taps and an outdoor socket. There are then steps up to the courtyard garden with gravelled paths and a range of shrubs. There is an outbuilding which is fully powered and provides useful storage. Finally, there is a path that runs through a passageway leading to Willowgate, which then provides access to and from the single garage. Both the passageway and garage have lighting.



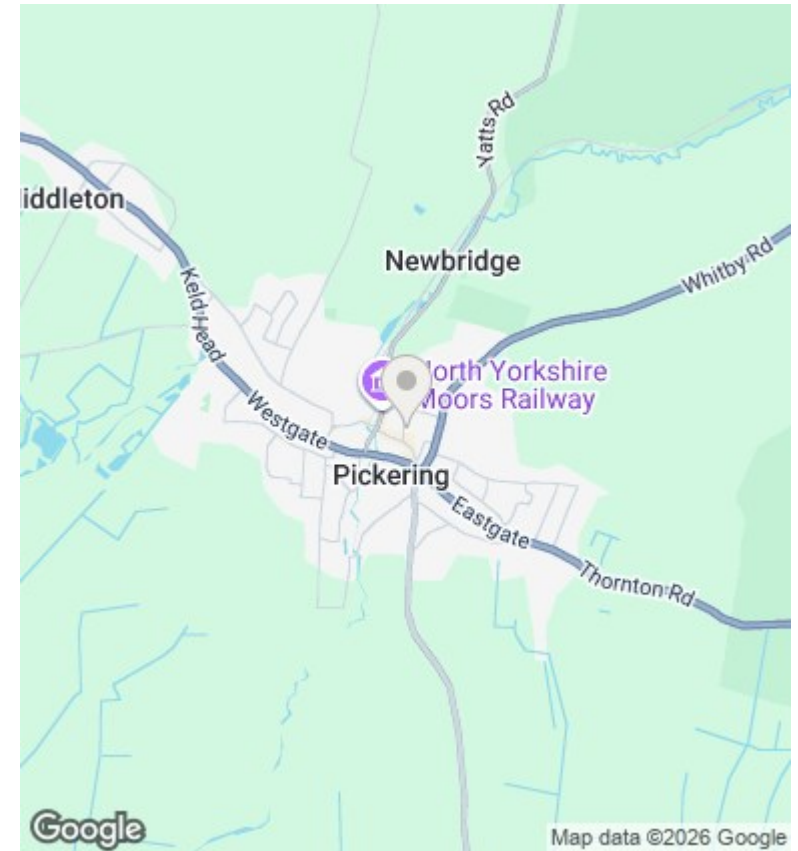


Approximate Gross Internal Area 1335 sq ft - 124 sq m



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. 2025



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	