

FAIRVIEW HOUSE BACK LANE SOUTH, MIDDLETON



An exceptional family home with a well-considered design and beautifully presented contemporary accommodation.

Set within large, south facing grounds with ample parking and a double garage.

Over 2,500 square feet of accommodation

Entrance hall – sitting room - superb dining kitchen – utility room - study/ bedroom six – shower room

Library landing - master bedroom with en-suite - four further double bedrooms – house bathroom

Large and attractive grounds with terraced entertaining area

Large double garage – Ample off-street parking

GUIDE PRICE £695,000

A contemporary family home, built to an individual design as a one-off build, thoughtfully designed and beautifully executed with quality fittings and fixtures throughout. Fairview House was built in 2022 and was designed in a traditional style, the execution of the build however is all modern with the energy credentials to match, scoring a high 'B' in its EPC, ensuring it is a comparatively efficient home to run with zoned heating, underfloor heating to the ground floor, high levels of insulation, thermostatic controls and solar panels which supplement the hot water and feed both the house and the grid.

The house provides 2,694 square feet of accommodation, which has an easy flow of space and a versatile layout which briefly comprises; covered porch open through to the entrance hallway with a fitted coats area, spacious living room with multi fuel stove and patio doors opening directly onto the south facing terrace. Large dining kitchen, fitted with a range of high-quality kitchen cabinetry and integrated appliances, a further set of patio doors lead out from the kitchen onto the terrace, creating an ideal entertaining area. There is a separate utility room, ground floor bedroom or study and shower room to the ground floor. Upstairs is a large library landing, master bedroom with ensuite shower room and four further double bedrooms and the main house bathroom.

The house is well named, set in a large plot with a south facing view over open fields and countryside to the rear. The garden has been landscaped with ease of maintenance and enjoyment in mind. To the immediate rear is a raised stone flagged terrace with built in barbeque and covered eating and entertaining area. Stretching beyond is a lengthy lawned garden. To the front is a generous area of private parking and the detached double garage.

Please note that Fairview House is subject to a LOC – details can be found on the back page.



LOCATION

Middleton is a small village on the western periphery of the market town of Pickering. The property is just situated within the North York Moors National Park. The village is only one and a half miles from the centre of Pickering and has a pub, post office/tea shop and a petrol filling station which also has a convenience store. Additional local facilities are available in the town, schooling from infants up to secondary including leisure centre, swimming pool and the Memorial Hall arts venue.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door with full height glazed panes to both sides. Fitted coats and storage cupboards. Encaustic tiled floor. Oak topped cabinets. Wrought iron and oak staircase with an open understairs area.



SITTING ROOM

7.00 m (23'0") x 4.80 m (15'9")

A generously proportioned room with patio doors to the end which open out onto the stone flagged terrace. Cast iron multi fuel stove set upon a stone hearth with brick surround and oak mantelpiece. Fitted recesses with display lights. Television point. Double doors opening out to the Dining Kitchen.



DINING KITCHEN

7.00 m (23'0") x 6.50 m (21'4")

A high-quality range of bespoke, quartz topped kitchen cabinetry with under cupboard lighting. Island unit incorporating an inset sink unit and breakfast bar seating with central lights overhead. Integrated double oven with five ring induction hob and extractor overhead. Integrated dishwasher. Television point. Tiled floor. Recessed ceiling lights. Roof lights with electric opening. Patio doors opening out onto the terrace.



UTILITY ROOM

3.90 m (12'10") x 2.30 m (7'7")

Bespoke range of base units incorporating a single bowl composite sink unit. Housekeepers' cupboard housing the ideal gas fired central heating boiler. Oak topped fitted bench with storage and coats area. Washing machine and drier points. Ceramic tiles. Recessed lights. Cupboard housing the high pressurised hot water cylinder. Consumer unit and underfloor heating controls.

STUDY/BEDROOM SIX

3.92 m (12'10") x 3.72 m (12'2")

Window to the front. Range of fitted furniture including wardrobe, desk and dressing table with drawers.

SHOWER ROOM

3.88 m (12'9") x 1.50 m (4'11")

Double width walk-in shower with rain head shower overhead. Encaustic tiled floor. Wall hung wash hand basin with fitted drawers. Low flush WC. Smart mirror with light and with USB power points. Casement window to the front. Extractor fan. Recessed ceiling lights.

FIRST FLOOR

LIBRARY LANDING

Window to the front. Loft inspection hatch. Vertical radiator. Fitted storage cupboard with a range of shelving.

MASTER BEDROOM

5.90 m (19'4") x 4.80 m (15'9")

Casement window to the rear with lovely views across the garden. Vertical radiator. Wall lights.



EN-SUITE SHOWER ROOM

2.95 m (9'8") x 1.50 m (4'11")

Double width walk-in shower with rain head shower and a tiled surround. Wall hung wash hand basin with fitted drawers. Low flush WC. Smart mirror with light and with USB power points. Vertical ladder towel rail. Casement window to the side. Extractor fan. Recessed ceiling lights. Tiled floor. Electric underfloor heat mats.



BEDROOM TWO

3.94 m (12'11") x 3.13 m (10'3")

Casement window to the front. Vertical radiator. Range of fitted bedroom furniture including wardrobe, desk and dressing table with drawers.



BEDROOM THREE

3.90 m (12'10") x 3.90 m (12'10") max

Casement window to the front. Vertical radiator. Range of fitted bedroom furniture including wardrobe desk and dressing table with drawers.

BEDROOM FOUR

3.54 m (11'7") x 3.36 m (11'1")

Casement window to the rear. Vertical radiator. Range of fitted bedroom furniture including wardrobe desk and dressing table with drawers.



BEDROOM FIVE

3.54 m (11'7") x 3.37 m (11'1")

Casement window to the rear. Vertical radiator.

BATHROOM

3.00 m (9'10") x 2.00 m (6'7")

Bath with shower overhead and a tiled surround. Wall hung wash hand basin with fitted drawers. Low flush WC. Smart mirror with light and USB power points. Electric underfloor heat mats. Vertical ladder towel rail. Casement window to the side. Extractor fan. Recessed ceiling lights. Tiled floor.



GARDEN & GROUNDS

Fairview House is positioned on a large plot with the house set well back from Back Lane South. A newly laid gravelled drive provides a good amount of parking and turning space with the detached double garage to the side.

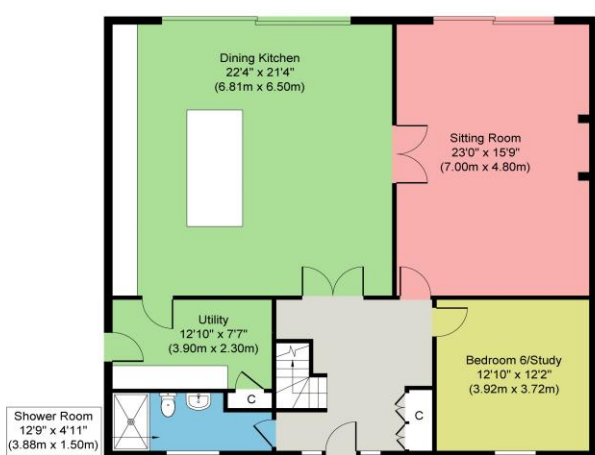
At the back, the garden faces south, with an elevated stone terrace to the immediate rear, with two sets of patio doors opening out from the kitchen and sitting room, the terrace seeks to seamlessly extend the accommodation outside, making it great for entertaining. The terrace has a built-in barbeque area and a covered seating area and dining area, electric points and lights built in. Steps lead down to a small area of all-weather turf before giving way to the lawn. The garden has a delightful rural outlook across open farmland. There is access around both sides of the property to the front.

DETACHED DOUBLE GARAGE

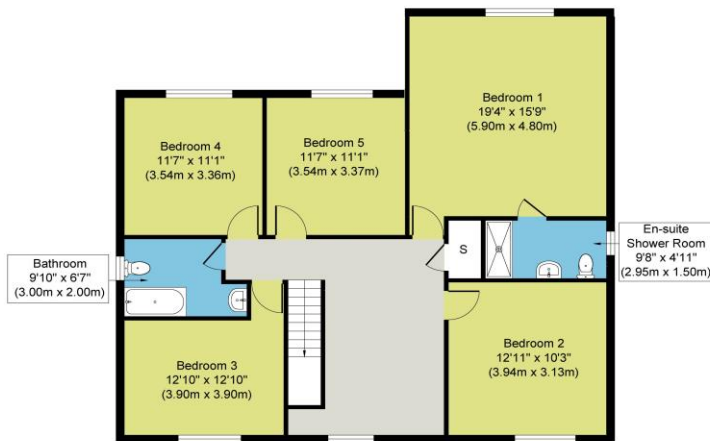
6.77 m (22'3") x 5.00 m (16'5")

Pair of up and over doors. Personal door to the side. Electric light and power points. Overhead storage.





Ground Floor
Approximate Floor Area
1373 sq. ft
(127.60 sq. m)



First Floor
Approximate Floor Area
1098 sq. ft
(102.05 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.

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GENERAL INFORMATION

- Service: Mains water, drainage, gas and electric.
 Council Tax: Band F
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Planning: Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO18 8NU
 EPC: Current B/87 Potential A/92

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

OCCUPANCY RESTRICTION

Fairview House is subject to a Local Occupancy Restriction which limits occupation of the property to 'a person(s) together with his/hers spouse and dependents, or a widow/widower of such a persons who: Have permanently resided in the parish, or in an adjoining parish; Pickering, Wreilton, Aislabby or Middleton, for at least three years. Or do not live in the parish but have a long standing connection to the local community; including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the parish after leaving for military service; or are taking up full time permanent employment in an already established business which has been located within the parish, for at least the previous three years; or have an essential need arising from age of infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years.

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