

MILL COTTAGE WILTON



A two storey barn conversion, tucked away off the main street with a generous level of outside space and the opportunity to acquire further grounds.

Spacious accommodation amounting to 1,265 square feet in total.
Utility Room – Shower Room – large open plan Living/Dining Kitchen - Sitting Room
Two large first floor double bedrooms and house bathroom.
Large grounds to the side with an open aspect . Ample off-street parking
Further ground available by separate negotiation.

OFFERS OVER £300,000

A well-proportioned barn conversion set in a private position and with a generous amount of outside space, with further available by separate negotiation.

Tucked away off the Main village street, Mill Cottage was converted from a range of traditional farm buildings around 40 years ago. Providing a large open plan range of rooms to the ground floor and two large double bedrooms to the first floor Mill Cottage in total amounts to 1,265 square feet in total. Modern fixtures and fittings throughout, the house offers great scope for further improvement and would make a spacious and comfortable home. Double glazed in timber units and with oil fired central heating.

In brief; entrance hall/ utility with an adjoining shower room, large living dining kitchen with a further reception room to the far end with doors opening out onto the grounds. Upstairs are two generous double bedrooms and the house bathroom.



Outside the house has the benefit of a large area of hard standing to its side, with plenty of parking space and the opportunity to create a fairly sizeable garden. A substantial area of grounds including a useful shed adjoins the hard standing and are available by separate negotiation.



Wilton is an attractive and peaceful rural village, lying only three miles from the picturesque village of Thornton-le-dale; with a good range of local amenities. The historic market town of Pickering is only six miles away whilst Yorkshire Food Capital of Malton is only 10 miles distant.

ACCOMMODATION COMPRISES

ENTRANCE HALL/UTILITY ROOM

3.00 m (9'8") x 2.35 m (7'7") max

Half glazed front door. Tiled floor. Radiator. Plumbing for a washing machine. Loft inspection hatch. Floor standing Minstrel oil fired boiler. Electric fuses.

SHOWER ROOM

2.37 m (7'7") x 1.20 m (3'9")

Fully tiled shower cubicle with Mira sport shower overhead. Low flush WC. Wash hand basin. Radiator. Extractor fan.

OPEN PLAN LIVING DINING KITCHEN

8.20 m (26'11") x 4.36 m (14'4")

Fitted base units, incorporating a stainless steel sink unit. Electric cooker point. Plumbing for a dishwasher. Tiled splashback. Three radiators. Four casement windows to the side. Telephone point.



SITTING ROOM

6.40 m (21'0") x 4.40 m (14'5")

Windows to the rear and side, including one with fitted window seat. French doors opening out to the rear. Radiator. Open fire with basket grate, tiled surround and hearth and a carved timber mantle. Two radiators. Television point.



LANDING

2.90 m (9'5") x 2.00 m (6'5")

Radiator. Loft access hatch. Airing cupboard, housing, hot water cylinder with immersion heater. Slatted shelving.

BEDROOM ONE

4.54 m (14'11") x 2.96 m (9'9")

A triple bedroom room with windows to both sides and to the rear affording for reaching views. Radiator. Television point.



BEDROOM TWO

4.48 m (14'8") x 2.86 m (9'5")

A dual aspect room with windows to both sides. Radiator with thermostatic control. Television point.



BATHROOM

2.90 m (9'6") x 2.37 m (7'92)

Bath with a tiled surround. Low flush WC. Pedestal wash hand basin. Half tiled walls. Radiator. Electric light and shaver point. Extractor fan.



OUTSIDE

Mill Cottage is accessed off a driveway which leads off the Main Street and is shared with just the neighbouring property. The grounds lie to the side and extend across an area of hardstanding to the boundary line which is marked by a row of mature evergreens. The additional land extends to the far fence line and is laid to grass with a detached agricultural building to the southern boundary.



With the additional land the total plot sound would amount to 0.5 of an acre. Offers based on £375,000 would be considered to include the additional land



Ground Floor
Approximate Floor Area
837 sq. ft.
(77.8 sq. m.)

First Floor
Approximate Floor Area
428 sq. ft.
(39.8 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

Services: Mains water, electricity and drainage.
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing: Strictly by appointment through the Agent's Pickering office.
Council Tax: Band E
Post code: YO18 7LE
EPC: E/41. Potential A/94

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.

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