

## UNIT 4 THE COURTYARD WILTON, PICKERING



**A HIGHLY APPEALING CONVERSION OF AN ORIGINAL GRANARY BUILDING WITH A CONTEMPORARY SPIN, SITUATED WITHIN AN EXCLUSIVE NEW DEVELOPMENT OF JUST SEVEN PROPERTIES, EACH TO BE FINISHED TO AN EXCELLENT STANDARD, WITH EASY TO CARE FOR GARDEN & GROUNDS, & DRIVEWAY PARKING.**

**GUIDE PRICE £495,000**

## **THE DEVELOPMENT**

An exclusive development by Yorkshire based Tri-Core Developments, comprising seven, highly individual properties which combine a traditional aesthetic with contemporary design an exceptional attention to detail, high levels of energy efficiency and a wonderfully stylish finish.

Air source central heating with underfloor throughout the ground floors and radiators upstairs. Windows and doors will be UPVC composite and finished in cream throughout. High end finishings to the bathroom and kitchens with the potential to influence the final finish if required but otherwise kitchens to be fitted with elegant quartz worktops and integrated Bosch appliances.

## **LOCATION**

Wilton is an attractive and peaceful rural village, lying only three miles from the picturesque village of Thornton-le-dale; a famously picturesque village 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.

Wilton is wonderfully situated to take in the best that the area has to offer with moors and coast all within striking distance.

The entrance to the development is identified by our For Sale board.

## **UNIT FOUR**

Converted from the original granary, Unit 4 retains a huge amount of character from the handsome stone build, but with an open arrangement of rooms over two floors and with a superb aspect, southwards over the large garden and across the Vale of Pickering. In all 1,499 square feet.

Unit 4 occupies the largest of the sites on The Courtyard with an enclosed yard to the rear and a large south facing lawned garden.

Externally there is parking for two vehicles on the paved and gravelled, private parking area,

## **ACCOMMODATION**

ENTRANCE HALL WITH A PART VAULTED CEILING  
CLOAKROOM  
OPEN PLAN LIVING/DINING KITCHEN  
SNUG/STUDY  
UTILITY ROOM  
GROUND FLOOR BEDROOM WITH EN-SUITE

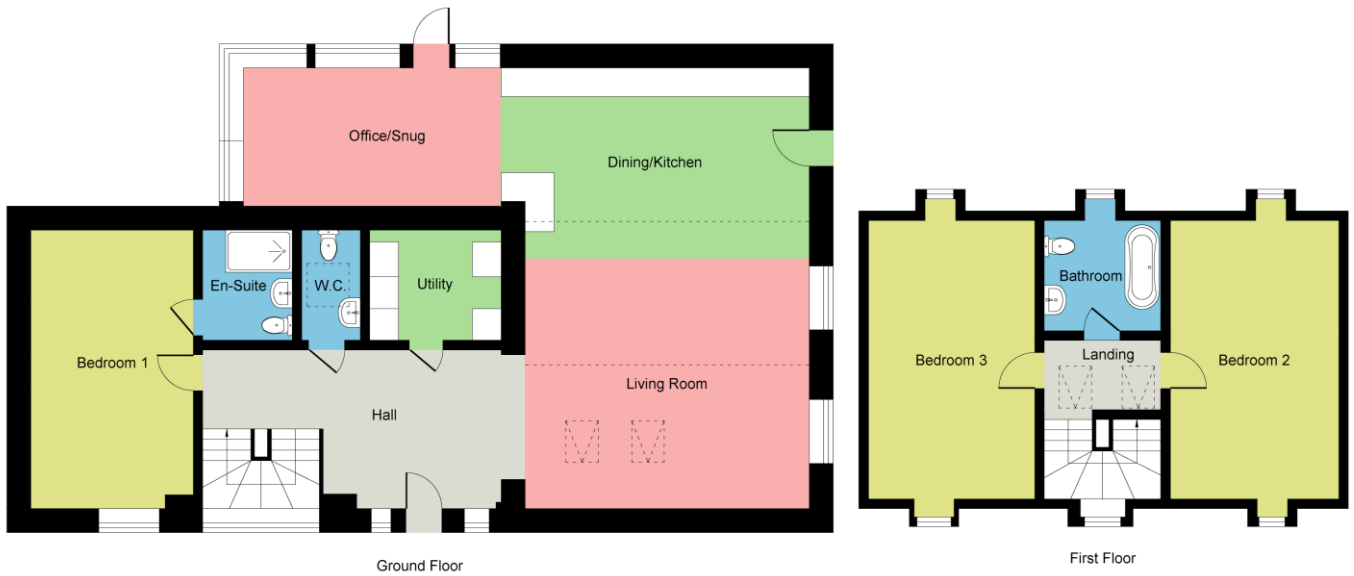
### ***FIRST FLOOR***

LANDING  
BEDROOM 2  
BEDROOM 3  
BATHROOM





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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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