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ESTATE AGENTS



**Milestone Cottage, Porters Headland
Pickering, North Yorkshire, YO18 8AG
Price Guide £530,000**

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A delightfully situated period, four bedroom residence nestling within the town's conservation area; offering a well stocked garden to the rear, with lawn, fruit trees, an enclosed patio area and further patio that leads into the garden. Car standing area.

It is believed the cottage dates back to around the late 18th century, followed by improvements over the centuries. Formerly owned by the Catholic Church and believed to have accommodated nuns who once lived there and taught at the neighbouring school, now converted into a house.

This cottage has the benefit of gas fired central heating. The sealed unit double glazing which has been recently replaced.

Accommodation briefly comprises, Ground Floor: Front entrance porch, hall, sitting room with log effect gas stove, double doors leading to enclosed patio area. Shower room, fitted kitchen/breakfast area, rear entrance lobby, drawing room/dining area with wood burning stove, double doors leading onto garden patio.

First Floor: Galleried landing, four bedrooms and house bathroom.

An outbuilding within the enclosed patio area has been converted to a utility room.

The property is approached by turning right immediately after accessing First Avenue.

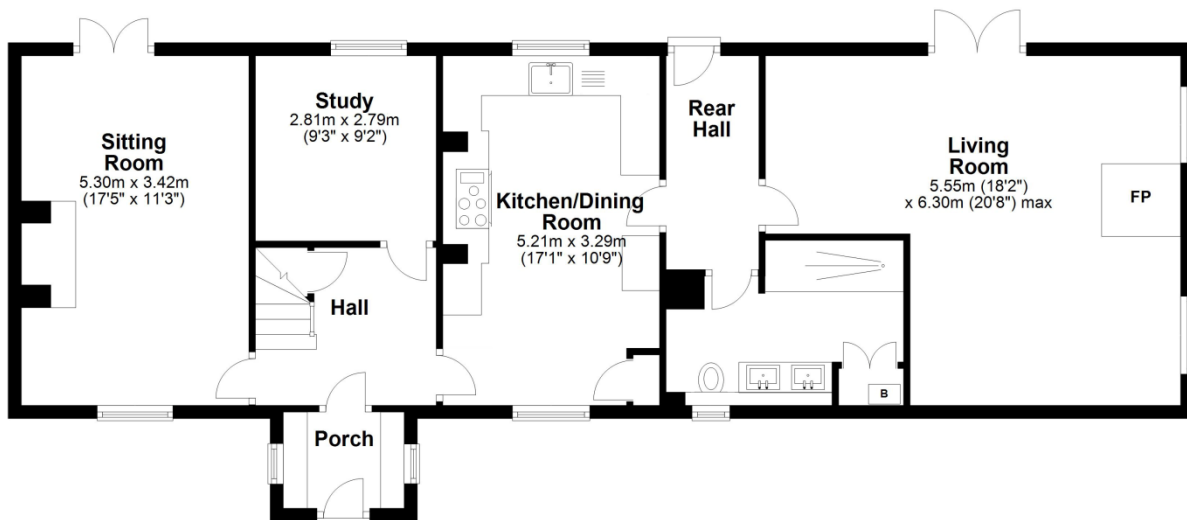
Milestone Cottage is conveniently situated for town centre amenities despite its secluded location. The town has a good range of local amenities and is ideally located to enjoy the North York Moors National Park as well as the Great Dalby Forest.

The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



Ground Floor

Approx. 95.9 sq. metres (1032.6 sq. feet)



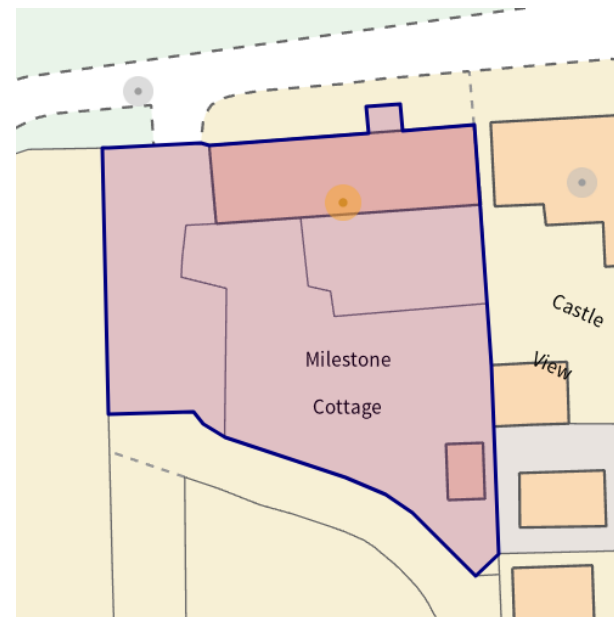
Total area: approx. 147.3 sq. metres (1585.3 sq. feet)

First Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



For illustration purposes only not to scale







Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Services: Mains water, drainage and electricity are laid on. Gas fired centrally heated.

Note 1: There is a right of way for neighbouring properties to access their properties over the driveway running to the side of the property.

Note 2: To the front of the property there is a privately owned verge owned by a neighbour, which Milestone Cottage has a right to cross to the front door.

Location: what3words///jungle.intersect.weds

Energy performance certificate: Band D

Property tax: Band E

Viewing: Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE.
Tel: 01751 475557

Need advice on buying through another agent? Contact Peter Illingworth on 01751 475557 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.



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