



## Lane End Cottage and Annexe | Aislaby, Pickering

A superb and versatile four bedroom country cottage which also includes a separate detached family annexe/holiday cottage. Lane End Cottage is situated in the ever-popular North Yorkshire village of Aislaby, conveniently located between the market towns of Pickering and Kirkbymoorside. Viewing is essential to appreciate fully the internal and external space on offer.

- Grade II listed four bedroom stone cottage
- Four bedrooms and family bathroom
- Substantial gardens and off street parking
- Sitting room, family room, kitchen/dining room
- Detached one bedroom holiday cottage/family annexe with open plan living space
- Delightful views across open countryside

**Guide Price £470,000**



# Lane End Cottage and Annexe | Aislaby, Pickering



## ACCOMMODATION

### ON THE GROUND FLOOR

#### FAMILY ROOM

15'8" x 9'2" (4.80m x 2.80m)

Cast iron wood burner, stone feature surround, front aspect window, exposed timber beams, open access to:

#### KITCHEN / DINING ROOM

29'7" x 5'7" (9.02m x 1.70m)

Modern country kitchen, range of fitted base units with marble worktops over, space for range oven and chrome splashback, single inset stainless steel sink with chrome mixer taps over, plumbing for washing machine, double radiator, timber beam ceiling, 2no. windows to the rear, door to the rear.

#### CLOAKROOM

Low flush WC.

#### SITTING ROOM

23'9" x 14'10" (7.24m x 4.53m)

2no. inglenook fireplaces with wood burning stoves on stone hearths and recess, timber staircase to the first floor, dual aspect windows to the front and side.

### TO THE FIRST FLOOR

#### LANDING

#### FAMILY BATHROOM

Three piece suite comprising panelled bath with shower over, low flush wc, pedestal wash hand basin, cupboard, window to the rear.

#### BEDROOM 1

11'6" x 9'11" (3.51m x 3.02m)

Fitted wardrobe, timber flooring, window to the front, radiator.

#### BEDROOM 2

15'2" x 9'5" (4.62m x 2.87m)

Fitted cupboard, timber flooring, window to the front, radiator.

#### BEDROOM 3

13'2" x 11'11" (4.01m x 3.63m)

Window to the front, radiator.

#### BEDROOM 4

20'2" x 5'10" (6.15m x 1.78m)

2no. windows to the rear, double radiator.

#### OUTSIDE

Gravelled parking area and path to the front of the property, shared driveway leads to patio and lawned garden area with herbaceous borders to the rear.





## HOLIDAY COTTAGE/FAMILY ANNEXE

Beyond the rear garden, there is a detached holiday cottage/family annexe, which has recently been converted, under a planning consent (No ZE23/00426/FUL)

### OPEN PLAN

#### KITCHEN/DINING/LIVING ROOM

24'1" x 11'8" (7.34m x 3.56m)

Range of fitted base and wall mounted units, electric oven and grill, 4 ring hob, with splash back and extractor hood over, Belfast sink with chrome mixer taps over, wood burning stove on stone heath, stone feature wall, exposed beams, loft hatch, double radiator, windows to the front and rear.

### BATHROOM

Three piece suite comprising panelled bath, low flush wc, pedestal wash hand basin, extractor fan.

### BEDROOM

9'4" x 9'2" (2.84m x 2.79m)

Dual aspect windows, double radiator.

## SERVICES

Mains water, drainage, electricity and gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

## TENURE

We understand to be freehold with vacant possession on completion.

## VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01439 770232.

## COUNCIL TAX BAND

We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

## ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Helmsley office.

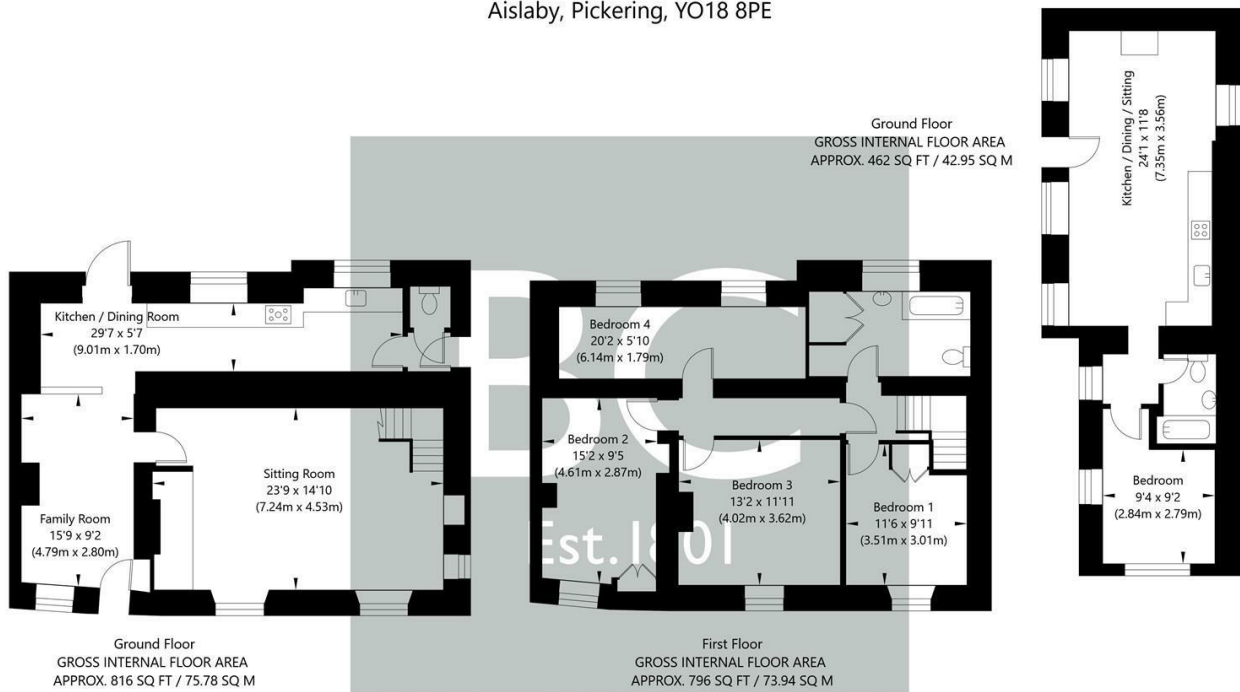
## PLANNING

Consent has been granted to form a one bedroom holiday let/family annexe with associated landscaping and parking. Further details are available from the North Yorkshire Council Planning Portal. Application No. ZE23/00426/FUL



# Lane End Cottage and Annexe | Aislaby, Pickering

Aislaby, Pickering, YO18 8PE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA  
Main House - 1612 SQ FT / 192.67 SQ M  
Annexe - 462 SQ FT / 42.95 SQ M  
Total 2074 SQ FT / 192.67 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2024



## VIEWING

Strictly by appointment with the Agent

## COUNCIL TAX BAND

E

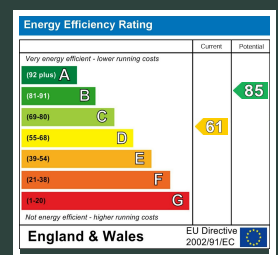
## ENERGY PERFORMANCE RATING

D

6 Bondgate, Helmsley, YO62 5BR

t: 01439 770232

e: helmsley@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracies in it, we shall always try to help you with any queries. BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
Est. 1801