



WONDERFUL GEORGIAN FAMILY HOME

THE OLD RECTORY
MIDDLETON, PICKERING, NORTH YORKSHIRE, YO18 8NX

Freehold



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◆ Drawing room ◆ dining room ◆ sitting room ◆ breakfast kitchen ◆ utility room ◆ boot room ◆ pantry ◆ master bedroom suite ◆ 3 further bedrooms ◆ games room ◆ bedroom/store ◆ study ◆ bathroom ◆ 3 x w.c. ◆ stores ◆ outbuildings ◆ garden ◆ EPC Rating = F

Situation

Middleton is a small village just 2 miles from the market town of Pickering, on the fringe of the North York Moors National Park. There is a post office with tea shop and pub in the village. Pickering offers more extensive amenities including shops and restaurants, and is home of the North York Moors Railway. Malton is 10 miles to the south and has a train station with regular services to Leeds, Manchester and beyond. York is 28 miles.

Description

The Old Rectory is a wonderful Georgian former rectory overlooking its generous lawned garden. The house has extensive accommodation with well balanced reception rooms and 5 bedrooms. It may be possible to create an annexe at one end of the house where there is a first floor games room accessed from its own staircase.

The garden is open to the south and has borders, mature trees and a terrace ideal for entertaining. The house has a front drive and to the rear there is additional parking and useful outbuildings used as stores.

There is a churchway across the rear of the property allowing people access for the purposes of attending services only. If you want to know more please ask.

Energy Performance Certificate

A copy of the full Energy Performance Certificate is available upon request. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Viewing

Strictly by prior appointment through Savills.

Services

Mains water, electricity and drainage. Gas central heating.





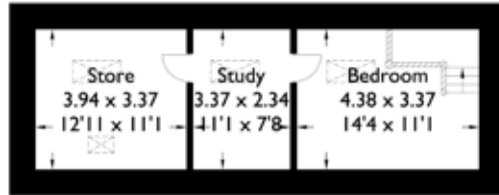
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Approximate Gross Internal Area : 334.30 sq m / 3598.37 sq ft

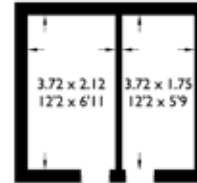
Outbuildings : 36.02 sq m / 387.71 sq ft

Total : 370.32 sq m / 3986.09 sq ft

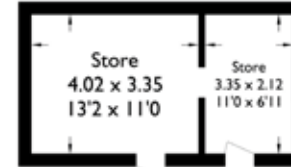
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Second Floor



Outbuildings



First Floor



Ground Floor

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