THE DOVECOTE, 5 WRELTON HALL GARDENS
WRELTON



A privately situated character property providing well-presented and versatile accommodation, surrounded by mature landscaped grounds, together with a large double garage and ample private parking.

Over 1,600 square feet of accommodation.
Entrance hall – dining kitchen – utility room – cloakroom – study – snug/studio – dining/living room - sitting room
Master bedroom with en-suite shower room – two further double bedrooms – house bathroom
Beautifully landscaped gardens to all sides, with a sheltered and sunny aspect.
Ample parking and integral double garage.

GUIDE PRICE £575,000

An intriguing, detached character property which deftly contrasts the Old and the New with a Grade II Listed Eighteenth-Century Dovecote, set within beautiful private grounds, located in a quiet but accessible rural village.

The Dovecote, 5 Wrelton Hall Gardens is a unique character property which provides modern accommodation with the skilful incorporation into the property of a listed eighteenth-century Dovecote as the sitting room. The house was constructed in the early 1990s at the head of what is a small development of just 11 individual properties built within the former grounds of Wrelton Hall. The Dovecote occupies an exceptionally private and sheltered position at the heart of the development, with beautifully landscaped grounds and south facing gardens, along with large double garage and plenty of private parking.

The well-maintained and well-proportioned accommodation amounts to 1,722 square feet in total and in brief comprises; entrance lobby and hallway, dining kitchen with a range of modern fitted units and appliances and an adjoining utility with cloakroom. There are a versatile range of reception rooms including, study, snug/study, dining or living room and the Dovecote sitting room. On the first floor: large, dual aspect master bedroom with en-suite shower room, two further double bedrooms and a house bathroom with modern suite. Central heating is gas-fired via a newly fitted (2026) boiler, and the windows are double glazed in timber frames. Quietly located and only three miles from Pickering.



LOCATION

Wrelton is a small rural village some three miles west of the bustling market town of Pickering and close to the southern boundary of the North York Moors National Park. The village has an excellent public house, village hall and playing field with playground. Primary education can be found in the neighbouring village of Sinnington, whilst secondary education and all other amenities are close by in Pickering. The village lies just off the A170 and is convenient to Kirkbymoorside, Helmsley, Thirsk & the East Coast.

ACCOMMODATION COMPRISES

FRONT ENTRANCE LOBBY
1.80 m (5'11'') x 1.20 m (3'11'')
Timber panelled front door with stained glass insert. Beech wood flooring. Coving. Radiator. Telephone point. Arch through to:

ENTRANCE HALL
4.10 m (13'5'') x 2.00 m (6'7'')
Beech wood flooring. Stairs up to first floor. Under-stairs cupboard with shelving. Coving.

DINING KITCHEN
6.37 m (20'11'') x 4.25 m (13'11'')
A large, dual aspect room with windows to the front and rear. Range of re-fitted base and wall units with a granite effect composite worktop incorporating a one and a half bowl double drainer stainless steel sink unit. Inset dishwasher. Gas range cooker with extractor overhead. Breakfast bar. Radiator. Spotlights.



UTILITY ROOM
2.20 m (7'3'') x 2.20 m (7'3'')
Wall mounted Ideal logic gas-fired central heating boiler – fitted 2026 and with a 5 year guarantee. Automatic washing machine point. Range of fitted cupboards. Door to garage. Radiator.

CLOAKROOM
2.20 m (7'3'') x 0.90 m (2'11'')
Low flush WC and wash hand basin. Extractor fan.

STUDY
2.13 m (7'0'') x 2.00 m (6'7'')
Window to the rear. Fitted desk and cupboards with book shelving to match. Radiator. Recessed lighting. Telephone point.

SNUG/STUDIO
4.90 m (16'1'') max x 3.00 m (9'10'') max
Window to the rear. Extensive fitted book shelving and cupboards into recess. Radiator. Television point.



LIVING/DINING ROOM
3.80 m(12'6'') x 3.17 m(10'5'')
Window to the front. Radiator. Coving. Moulded ceiling rose. Door and steps down to:



SITTING ROOM
4.40 m(14'5'') x 4.40 m(14'5'')
The sitting room has been skilfully created within the former Dovecote, and the nesting boxes are still visible at high level around two sides of the room. The vaulted ceiling features exposed beams and is topped by a white painted cupola, which is illuminated by uplighters.



Radiator. Wall light points. Television point. Glazed French windows to patio. Stained glass window above with a specially commissioned illustration of a dove. Gas-fired living flame fire mounted flush with the wall.



FIRST FLOOR

Galleried landing with a window to the front. Loft access hatch. Radiator.

MASTER BEDROOM
4.20 m (13'9'') x 4.16 m (13'8'')
Windows to the front and side. Wall light point. Radiator. Fitted wardrobes with shelving and hanging. Telephone point. Television point. Airing cupboard housing hot water cylinder with immersion heater and slatted shelving.



EN-SUITE SHOWER ROOM
3.30 m (10'10'') x 2.10 m (6'11'') max
Matching white suite comprising low flush WC, pedestal wash hand basin and shower cubicle with shower overhead. Half-tiled walls. Extractor fan. Mirrored bathroom cabinet with light.

BEDROOM TWO
3.80 m (12'6'') max x 3.16 m (10'4'')
Casement window to the front. Radiator. Television point. Fitted wardrobes.



BEDROOM THREE
3.80 m (12'6'') x 3.10 m (10'2'')
Window to the rear. Radiator. Television point.

BATHROOM
3.00 m (9'10'') x 2.13 m (7'0'')
Window to the front. Matching white suite comprising low flush WC, pedestal wash hand basin and corner bath with shower overhead. Shaver socket. Extractor fan. Radiator.



GARDEN & GROUNDS

The property is located at the head of the Wrelton Hall Gardens cul-de-sac and the road and additional access is from the gavelled drive shared with Wrelton Hall. Immediately on the right is a large block paved parking area to the front of the double garage. A wrought iron gate set within an arch gives access to the front door. A stone flagged path leads across the front of the house to the flagged patio on the south side of the Dovecote. A path continues along the rear elevation to the northern gable end. The garden is partly walled, with deep shrub beds filled with a wide range of flowering perennials and herbaceous plantings.

At the centre is a lawned garden and within the grounds are a number of trees including a magnificent Cedar of Lebanon and maturing flowering cherries, laburnum, bay and buddleia. The lawn slopes gently southwards and borders are planted with interesting and unusual shrubs. Southern and western boundaries are hedged with evergreen laurel and beech. The garden has been made dog proof and there is an outside water supply.

DOUBLE GARAGE

5.66 m (18'7'') x 5.40 m (17'9'')

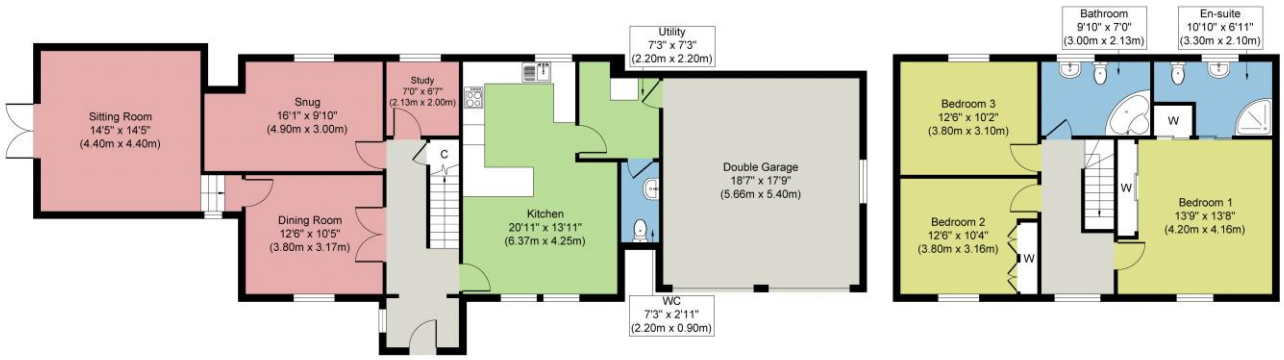
Twin metal up and over doors, one with electric controls. Electric power and light. Tumble drier point. Concrete floor. Parking for a number of vehicles including a motor home on the block paved drive to the front of the garage.











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

Service:	Mains water, drainage, gas and electric.
Council Tax:	Band F
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	North Yorkshire Council – Scarborough & Whitby
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO18 8PF
EPC:	Current D/63 Potential C/79

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

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