



## Ivy House, Pickering ★★★★★

Sleeps 10 + 3



Ivy House is a lovely Georgian property in the centre of Pickering. Completely re-furnished to an extremely high standard. This spacious property is full of original features, together with up to date luxuries. Ideal for family holidays or a get together with family and friends.

Off road parking and garden at the rear.

<b>Bedrooms</b>	5
<b>Bathrooms</b>	4
<b>Price Band</b>	0
<b>Garden</b>	Enclosed
<b>Pets</b>	No
<b>Parking</b>	Off Road
<b>Wi-fi</b>	Free
<b>Heating</b>	Gas
<b>One Level</b>	No
<b>Fire</b>	Gas
<b>Changeover</b>	Friday

## Accommodation

### Ground Floor

Lounge:	Comfortable lounge with large bay window, gas fire in feature fireplace and leather sofa's and chairs. Equipped with flat screen TV and DVD player.
Dining Room:	The elegant dining room has a large table seating twelve people, a sideboard with plenty of good quality crockery, cutlery and glassware.
Kitchen:	This fantastic handmade excellent quality kitchen has a centre console with granite work surface, plenty of storage cupboards. Belfast sink, range gas cooker, microwave. Pine kitchen table to seat six and the breakfast bar seats four. There is an LCD television on the wall.
Cloakroom:	Toilet with hand basin.
Hall:	Lovely imposing hallway with mosaic tiled floor and plenty of coat hanging.
Utility:	Washing machine, tumble dryer, sink and draining board. House alarm control.

### First Floor

Bedroom 1:	A spacious room at the front of the property with a king size wooden sleigh bed. LCD television/DVD and CD radio alarm.
En-suite	Large shower enclosure with thermostatic shower, wash basin and W.C.
Bedroom 2:	A spacious room again at the front of the property with white iron double bed. LCD television/DVD and CD radio alarm.
En-suite	Pea shaped bath with thermostatic shower over, wash basin and W.C.
Bedroom 3:	A twin bedded room at the rear of the property, overlooking the garden. LCD television/DVD and CD radio alarm.
En-suite	Bath with electric shower over, wash basin and W.C.
Bedroom 4:	A twin bedded room with pull out under bed. Washstand sink. This room has windows overlooking the front and rear of the property. LCD television/DVD and CD radio alarm.

### Second Floor

Bedroom 5	Accessed via a wooden turning staircase. This extremely spacious room accommodates two double beds and overlooks the rear of the property.
En-suite	Lovely claw bath in the centre of the room with shower attachment, wash basin and W.C.

### Outside

Garden:	Fully enclosed lawned area with seating. There is further seating at the top of the garden in a gravelled area, under the trees for shade.
Patio:	Patio area directly outside of the back door, there is a dry well, found when renovating the property which is fitted with a safety cage and has seating around the edge.
Parking:	The house has off-road parking for four cars, two to the top left of the garden and two directly at the top of the drive. (Please ensure the driveway is kept clear).

### Restrictions:

Dogs:	No dogs allowed.
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### Considerations

Step:	This property is situated on a main road with access both from the street and from the rear.
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## Local Information

Shops:	Local shop 2 minutes walk.
Nearest Town:	Pickering town centre is 5 minutes walk, has extensive shopping including a small supermarket (Market day is Monday).
Public Transport:	Pickering is well served by bus routes, there is a bus stop within 100 metres of the cottage, we are happy to meet you and help with the luggage. Nearest rail station is in Malton 10 miles from Pickering.
Eating Out:	Pickering has many restaurants and takeaways most within easy walk of the cottages. We have a file in the cottage with sample menus for many local restaurants.
Places to visit and things to do:	We are within walking distance of the North Yorkshire Moors steam railway, Pickering Castle, Beck Isle Museum and the swimming pool. Pickering is on the edge of the North Yorkshire National Park, fantastic for walking or sight seeing. Whitby and Scarborough on the coast are within an easy drive as is Castle Howard and a host of other historic properties.

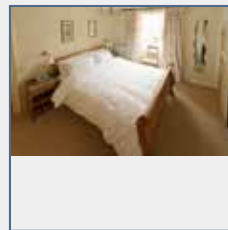
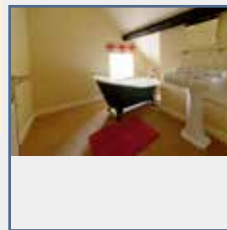
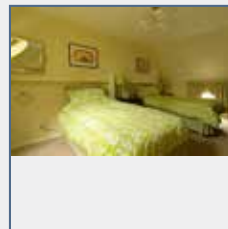
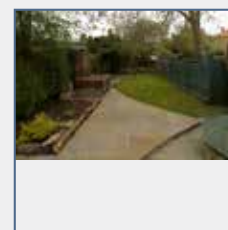
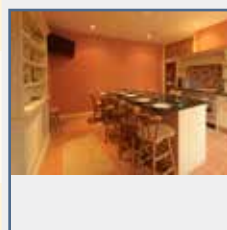
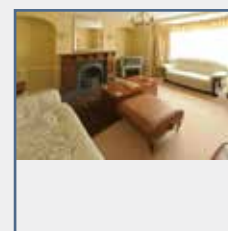
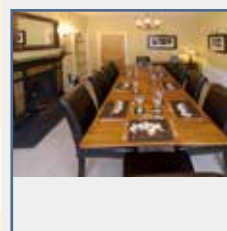
## Facilities

Linen:	Luxury duvets, pillows, bed linen, and towels; bath sheet and hand towels plus kitchen linen are provided.			
Fuel:	Price includes electric, gas central heating and hot water. Heating and hot water is controllable in the cottage.			
Kitchen Equipment:	Gas range cooker.	Microwave.	Electric kettle.	
	Fridge and freezer.	Washing machine and tumble dryer.	Dishwasher.	
	Crockery.	Cutlery.	Saucepans.	
	Cooking utensils.	Toaster		
Electronic:	Large screen TV Sky Receiver	DVD Player	Wi-fi enabled	
Visitor Information:	Welcome file with an A-Z of useful information as well as a comprehensive tourist information folder with suggested itinerary, walks, events and places to visit.			
Extras:	All available on request:			
	Cot	Yes	Highchair	Yes
	Stair-gate	No	Daily Cleaning	No
	Accessibility Equipment	No	Wheelchair	No
Office:	Our office in Pickering is open 9am-1pm Monday to Saturday for enquiries and information. (Mon-Sat)			
Laundry:	Cottage has washing machine and tumble dryer, iron, ironing board and outside clothes line.			
Cleaning Equipment:	Cleaning material and equipment, including a vacuum cleaner, are available in the cottage.			
Other Items:	Selection of DVD's		Hair dryer	
	Books & Games	Shaver Points		
	Radio Alarms			
Welcome:	All guests are greeted on arrival with cottage orientation. A complimentary tea and coffee tray is supplied with fresh milk. All cottage is thoroughly cleaned prior to your arrival. The normal arrival time is 4pm. Departure time is normally 10am on the day of departure.			

## Weekly Prices 2017

From	To	Per Week
4 <sup>th</sup> Jan	- 11 <sup>th</sup> Feb	£845.00
12 <sup>th</sup> Feb	- 10 <sup>th</sup> Mar	£875.00
11 <sup>th</sup> Mar	- 24 <sup>th</sup> Mar	£845.00
25 <sup>th</sup> Mar	- 14 <sup>th</sup> Apr	£1,175.00
15 <sup>th</sup> Apr	- 28 <sup>th</sup> Apr	£875.00
29 <sup>th</sup> Apr	- 26 <sup>th</sup> May	£895.00
27 <sup>nd</sup> May	- 2 <sup>nd</sup> Jun	£1,595.00
3 <sup>rd</sup> Jun	- 23 <sup>rd</sup> Jun	£1,150.00
24 <sup>th</sup> Jun	- 21 <sup>st</sup> July	£1,195.00
22 <sup>nd</sup> July	- 25 <sup>th</sup> Aug	£1,595.00
26 <sup>th</sup> Aug	- 1 <sup>st</sup> Sep	£1,395.00
2 <sup>nd</sup> Sep	- 29 <sup>th</sup> Sep	£1,150.00
30 <sup>th</sup> Sep	- 6 <sup>th</sup> Oct	£875.00
7 <sup>th</sup> Oct	- 27 <sup>th</sup> Oct	£1,570.00
28 <sup>th</sup> Oct	- 18 <sup>th</sup> Dec	£845.00
19 <sup>th</sup> Dec	- 4 <sup>th</sup> Jan	£1,775.00
5 <sup>th</sup> Jan	- 10 <sup>th</sup> Feb	£845.00

3 & 4 night breaks available all year excluding holidays and festival dates, please contact us or visit our website for more details.



Availability and to book online visit [www.eastgatecottages.co.uk](http://www.eastgatecottages.co.uk) or call us on 01751 471310