

# Harrison Robinson

Estate Agents



**1 Railway Cottages, Skipton, BD23 6AQ**

**£375,000**

 2  1  2  D





# 1 Railway Cottages, Skipton, BD23 6AQ

## £375,000



### GROUND FLOOR

#### Lounge

18'0" x 15'5" (5.5 x 4.7)

A solid timber entrance door with glazed panel leads into an entrance vestibule, ideal for kicking off shoes and hanging coats. Opening directly into: Sitting Room - A delightful space with tremendous proportions, one's eyes are drawn to the feature fireplace with stone inset, feature timber shelf over and stone hearth. The large wood burning stove creates a charming focal point to this cosy room. Useful, built in shelving, solid wood, reclaimed stripped flooring. An alcove provides ample space for the family dining table with built in 'pew style' seating. A further area under the timber stairs to the first floor creates a useful space for a study area. Windows to the front and rear elevations allow natural light to flood in.

#### Kitchen

14'9" x 8'10" (4.5 x 2.7)

Fully updated by our clients ownership a solid wooden fronted contemporary style kitchen comprising a range of coordinating wall and base units, dresser style display cabinets, having stainless steel handles, contrasting laminate worktops and metro style, white tiling to the splashbacks. Integrated appliances include tall fridge/freezer, dishwasher, electric oven and stainless steel gas hob. Timber flooring. A sink sits under a South facing window affording views over the rear aspects, to the side elevation there is a half glazed, timber, stable door.

### FIRST FLOOR

Timber stairs from the sitting room lead to

#### Landing

With solid timber flooring giving access to the principal rooms. A timber door opens to a cupboard housing a hot water cylinder.

#### Bedroom One

15'5" x 9'6" (4.7 x 2.9)

A charming bedroom with picture rail and high ceilings having a range of country style fitted wardrobes and a window to the front elevation. A stripped pine door opens to stairs giving access to the studio attic room.

#### Bedroom Two

10'9" x 8'10" (3.3 x 2.7)

Another delightful double bedroom with a window to the rear elevation affording woodland views. Ornate cast iron Victorian bedroom fireplace. Carpeted flooring and radiator.

#### Bathroom

8'10" x 8'6" (2.7 x 2.6)

A luxury bathroom of large proportions comprising a panel bath, double shower cubicle, low-level W.C., vanity sink unit, period style radiator and chrome towel rail. Ceramic tiled flooring, exposed brick wall and window to the rear elevation.

### SECOND FLOOR

#### Loft Room

15'1" x 8'6" (4.6 x 2.6)

Stairs leading off bedroom one give access to this useful space, currently providing a study work from home space for the owners. Velux window and further storage area.

### OUTSIDE

#### LOWER GROUND FLOOR

A glazed cantilever portico covers a flight of external stone steps leading to:

#### Snug

11'1" x 10'9" (3.4 x 3.3)

Built by the current owner this wonderful, stone-built addition to the property has created a great addition to the already generous living space. One enters into a truly bright and spacious room benefitting from South facing, half glazed French doors with side windows and two, Velux roof windows allowing natural light to flood in affording vistas over the garden and woodland beyond. In the bottom of this woodland there is a small brook. This is the ideal spot to sit and relax all year round with direct access to the flagged and lawned garden in the summer and with a multi-fuel, cast iron stove and terracotta flooring, a marvellous place to sit and relax with a good book and the dog curled up at your feet. A half glazed timber door opens into:

#### Utility Room / WC

The utility area is fitted with a range of wall and base units and large cupboard, contrasting, blue, laminate worksurface housing a stainless steel sink with mixer tap. Space and plumbing for a washing machine. Beyond is a very useful W.C.

To the other side of the garden room one finds a small but useful workshop benefitting from an external door making it ideal for safely storing and working on bikes.

#### Gardens

The property is approached by a stone path leading to the front door and covered porch area. There is an enclosed paved garden with shrub borders to the front. To the rear of the cottage there are stone steps leading down to the garden room affording access to a further courtyard garden with a Southerly aspect. A lawned pathway leads down to the garden area. A stone-built garden seat with cover and flagstones creates a further entertaining area, ideal for a BBQ. Beyond there is a lawned garden area leading down to the brook.

### UTILITIES AND SERVICES

The property benefits from mains electricity, LPG, spring water and a shared septic tank.

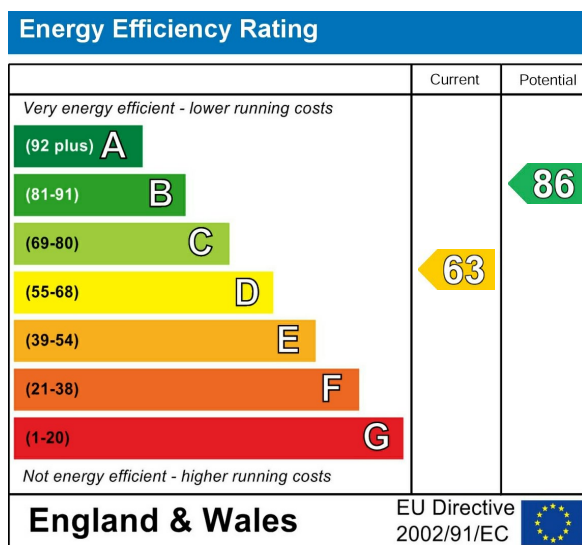
Superfast Fibre Broadband is shown to be available to this property.

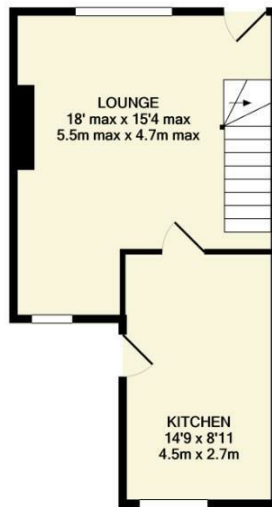
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



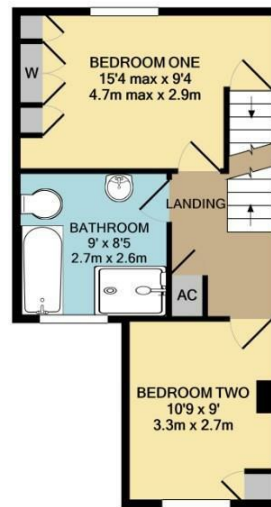


- Character Victorian Stone Built Cottage
- Two Double Bedrooms Plus Loft Studio Study Area
- Charming Characterful Features Throughout
- Sitting Room With Log Burning Stove
- High Ceilings Throughout
- Recently Upgraded
- Idyllic Semi Rural Location
- Newly Constructed Stone South Facing Garden Room With Cast Iron Stove
- South Facing Garden With Woodland Aspects
- Council Tax Band D

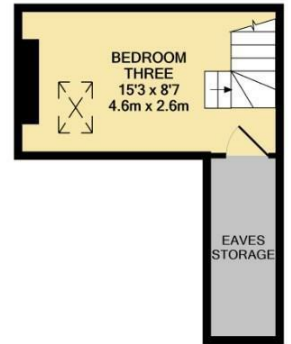




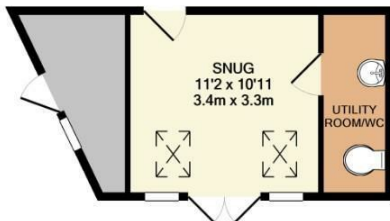
GROUND FLOOR  
APPROX. FLOOR  
AREA 366 SQ.FT.  
(34.0 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.4 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 173 SQ.FT.  
(16.0 SQ.M.)



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 213 SQ.FT.  
(19.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1122 SQ.FT. (104.2 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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 in this firm's employment has the authority to make or give any representation or warranty in respect of the property.