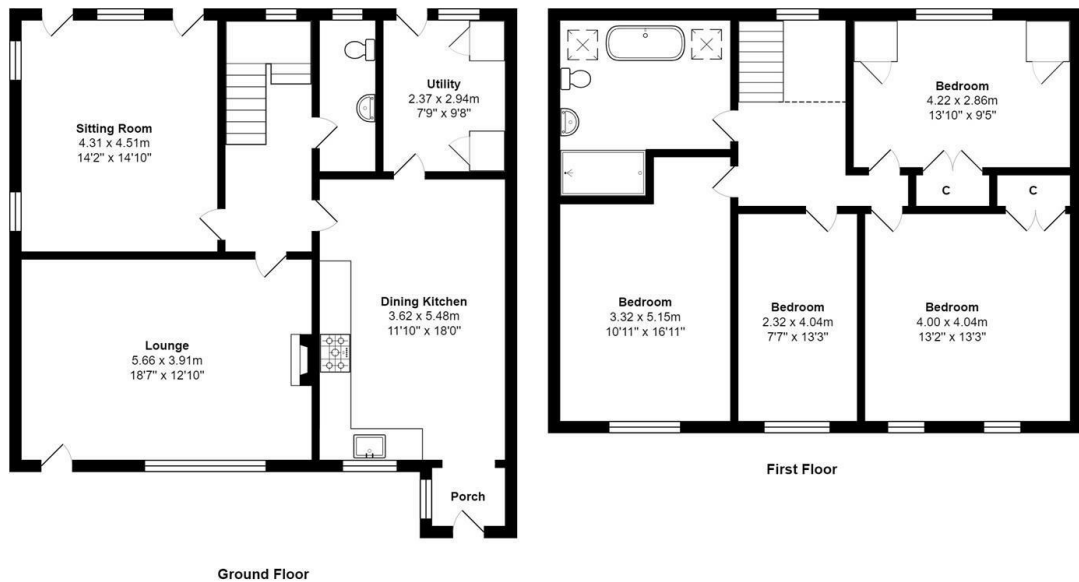




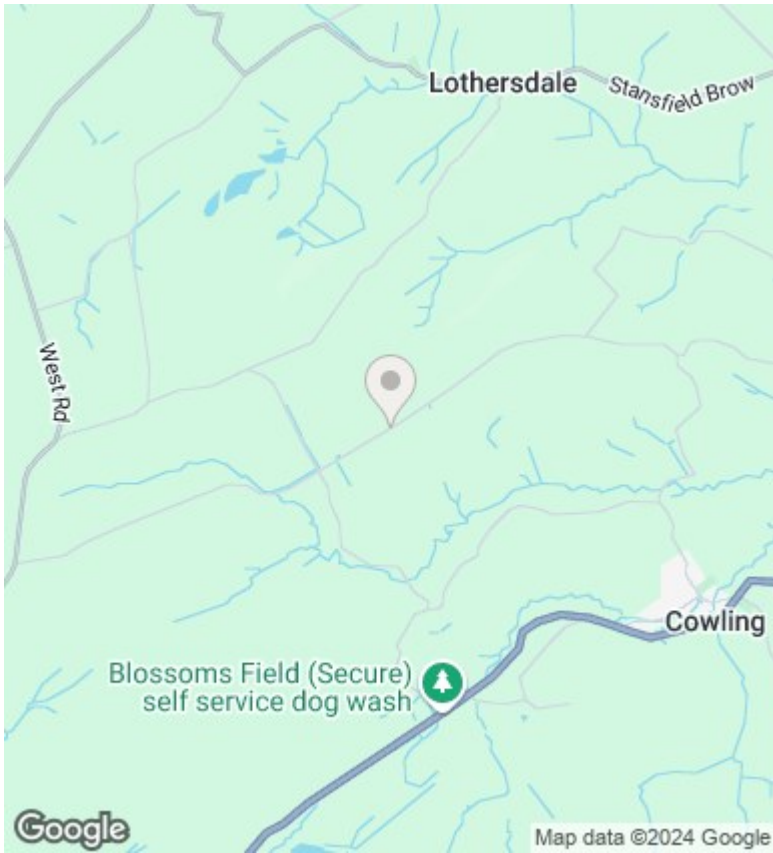
## Long Syke Edge Farmhouse Cowling Hill, Cowling, BD22 0LL

Price Guide £699,950

- FANTASTIC OPPORTUNITY TO PURCHASE THIS GRADE II LISTED 1620'S STONE BUILT FOUR BEDROOM FARMHOUSE
- GROUND FLOOR: ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM/ SECOND RECEPTION ROOM, QUALITY FITTED DINING KITCHEN AND UTILITY ROOM
- THE PROPERTY IS SET BACK FROM THE MAIN ROAD AND IS ACCESSIBLE VIA 1/3 MILE DRIVEWAY
- LOCATED CLOSE TO THE RURAL VILLAGES OF LOTHERSDALE AND COWLING
- FIRST FLOOR: FOUR BEDROOMS AND LUXURY HOUSE BATHROOM
- VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS HIDDEN GEM
- THE PROPERTY HAS OPEN ASPECT VIEWS ACROSS THE COUNTRYSIDE
- EXTERNALLY THE PROPERTY IS SET IN APPROXIMATELY 1.3 ACRES WITH A PAVED PATIO SEATING AREA TO THE FRONT OF THE PROPERTY



Total Area: 160.7 m<sup>2</sup> ... 1730 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



### Directions

### Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

### Council Tax Band

F

### EPC Rating:

D

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 68                      | 76        |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |