



Middleton, Cowling, BD22 0DQ

Offers In Excess Of £239,500

- THREE BED STONE COTTAGE
- WONDERFUL COUNTRYSIDE VIEWS
- DELIGHTFUL HAMLET LOCATION
- DOUBLE GLAZING
- WEALTH OF CHARM & CHARACTER
- REAR GARDEN
- BACKS ONTO THE PARK
- CENTRAL HEATING

## Middleton, Cowling BD22 0DQ

A superb THREE BEDROOM, STONE BUILT COTTAGE which enjoys a REAR GARDEN that backs onto the park and enjoys wonderful COUNTRYSIDE VIEWS. The property offers WELL PLANNED ACCOMMODATION which enjoys a WEALTH OF CHARM AND CHARACTER but enjoys a CONTEMPORARY feel also, the owners have spent a lot of time and effort over the years to make this a SUPER FAMILY HOME.



Council Tax Band: A



## PROPERTY DETAILS

A superb three bedroom, stone built cottage, which enjoys a rear garden that backs onto the park and enjoys wonderful countryside views. The property offers well planned accommodation which enjoys a wealth of charm and character but enjoys a contemporary feel also, the owners have spent a lot of time and effort over the years to make this a super family home.

The property briefly comprises; entrance porch, sitting room with open fire and stunning living/dining kitchen with bi-folding wall to wall glass doors leading into the garden. To the first floor are three bedrooms and modern bathroom in addition there is a sizeable loft space for storage.. Outside there is a small walled frontage with enclosed paved garden to the rear with access to the park. There has recently been a new Worcester Bosch Greenstar combination boiler installed, new double glazed casement windows throughout the property and two new Velux windows in the roof space.

Middleton is a delightful hamlet in easy reach of Cowling village which offers an excellent primary school, village shop, public house and park. There is an excellent bus service and easy links into the larger business centres of Lancashire, North and West Yorkshire.

For those looking for a charming well planned family home in a delightful location then take a look at this...

Briefly the central heated and double glazed accommodation comprises;

Solid Oak door into;

## GROUND FLOOR

### ENTRANCE PORCH

With front elevation window, Oak floor and ceiling light.

### SITTING ROOM

15'6" x 12'11"

with an attractive working Victorian style open fireplace with stone hearth, original cupboard and glass display cupboard to the side of the chimney breast with recessed shelving to the other, window seat, access to the first floor, Oak floor and ceiling light.

## LIVING/DINING KITCHEN

14'11" x 11'7"

with a selection of bespoke solid Oak base units, Belfast sink with chrome mixer tap, solid wood work surfaces over, gas cooker point, contemporary radiator, wall mounted combination boiler, exposed painted stonework, solid Oak floor, bi-folding aluminium doors leading to the rear garden, useful understairs storage space, ceiling light and feature lighting.

## FIRST FLOOR

spacious landing with feature ceiling, access to a fully boarded loft (approx 4.6m x 3.82m), Velux window and ceiling light.

### BEDROOM ONE

12'11" x 8'10"

with exposed stonework over the window, lovely views and ceiling light.

### BEDROOM TWO

11'1" x 7'5"

with feature ceiling, exposed stonework, beautiful views and ceiling light.

### BEDROOM THREE

11'8" x 5'9"

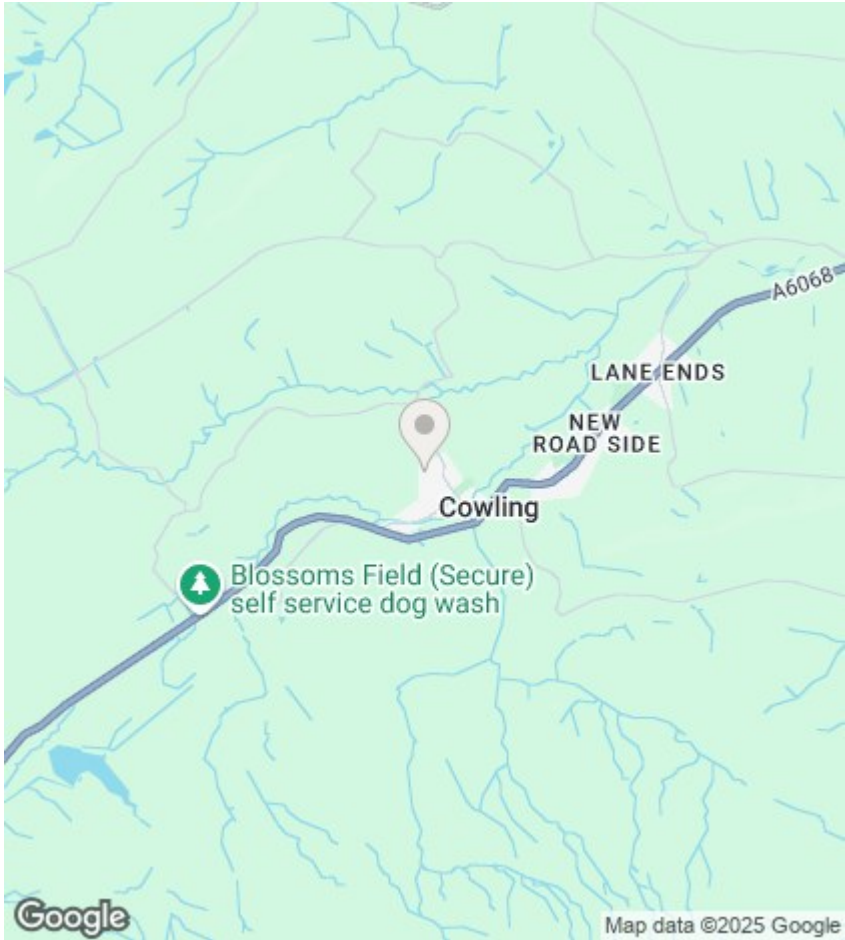
with deep recess, exposed stone over the window and ceiling light.

## MODERN BATHROOM

containing a three piece white suite comprising; panelled bath with thermostatically controlled shower over, wash hand basin with recess over together with low suite W.C., partial ceramic tiling to the walls, heated chrome towel rail, Velux window, Oak flooring and ceiling light.

## OUTSIDE

To the front of the property is a low maintenance seating area whilst the rear enjoys a delightful Yorkshire flagged garden which adjoins the park and enjoys stunning views towards open countryside.



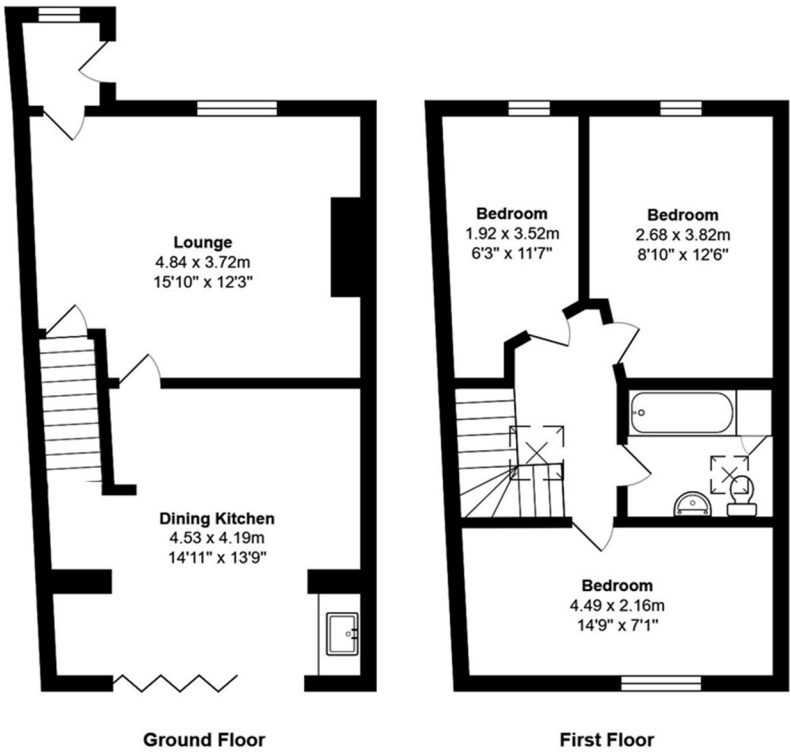
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 77.3 m<sup>2</sup> ... 832 ft<sup>2</sup>

All measurements are approximate and for display purposes only