



Acre Road, Cowling, BD22 0FN

Asking Price £330,000

- MID TOWNHOUSE
- INTEGRAL GARAGE
- PRIVATE REAR GARDEN
- UTILITY ROOM
- INCREDIBLY SPACIOUS THROUGHOUT

- 5 BEDROOMS (4 DOUBLE BEDROOMS)
- AMPLE OFF ROAD PARKING TO THE FRONT
- IDEAL FAMILY HOME
- LOVELY VIEWS OVER THE COUNTRYSIDE
- CURRENTLY RUNS AS A SUCCESSFUL HOLIDAY LET

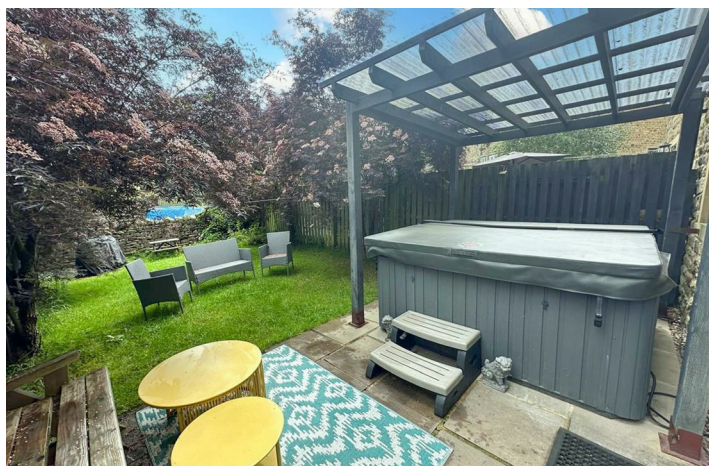
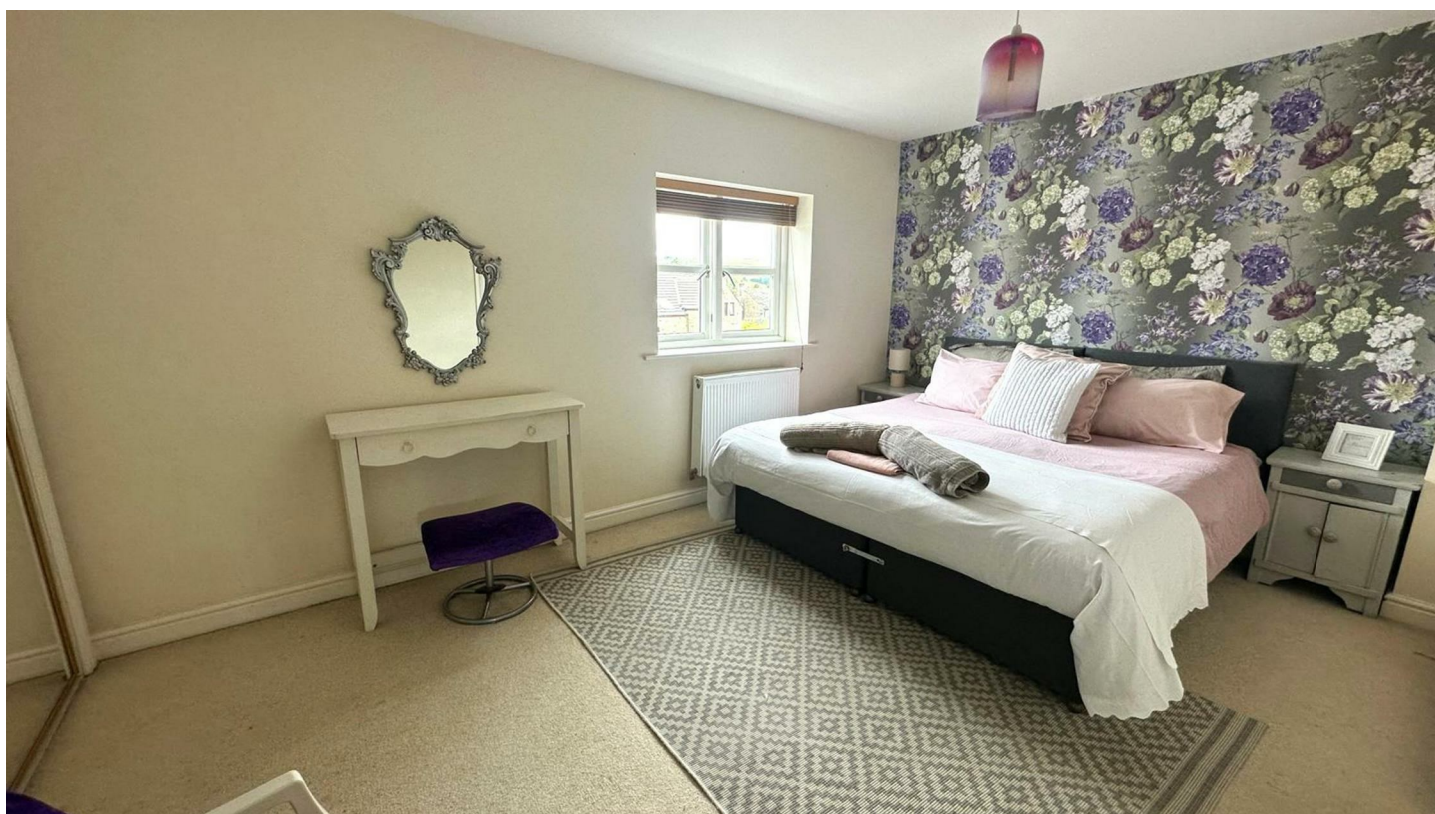


## Acre Road, Cowling BD22 0FN

Step inside this incredibly spacious five-bedroom townhouse and prepare to be impressed as this is no ordinary family home, offering ample off road parking, an integral garage and private rear garden. The property is currently run as a successful holiday let with the option of being sold fully furnished by separate negotiation - making the property ready for immediate enjoyment or an income generation.



Council Tax Band: D



## PROPERTY DETAILS

Step inside this incredibly spacious five-bedroom townhouse and prepare to be impressed as this is no ordinary family home. Designed with flexibility and modern family living in mind, it offers generous proportions, stunning views and a layout that adapts effortlessly to your lifestyle. The property is currently run as a successful holiday let with the option of being sold fully furnished (including hot tub) by separate negotiation - making the property ready for immediate enjoyment or an income generation.

Whether you're a growing family or have older children needing their own space, this property delivers. The ground floor welcomes you with a bright entrance hall leading directly to an integral garage. At the rear, a beautifully proportioned double bedroom boasts built-in wardrobes and its own private en-suite -perfect for guests, teenagers or even multi-generational living.

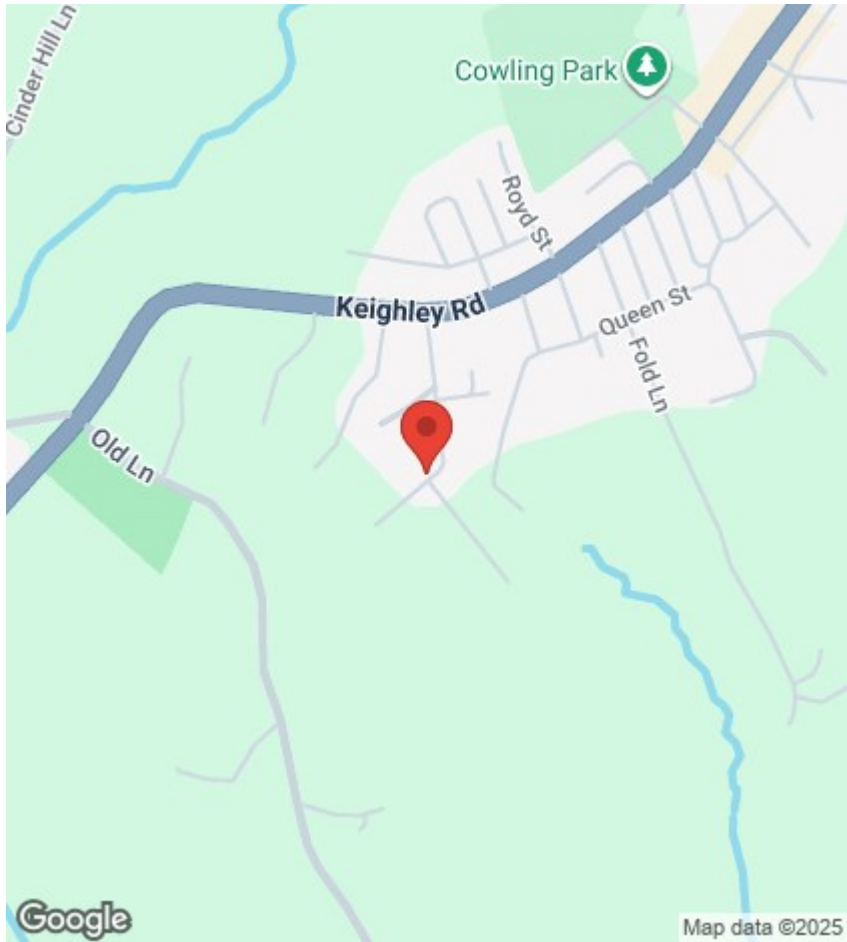
Descend to the lower-ground floor and you'll find the true heart of the home -an expansive open-plan living kitchen. The sleek kitchen features eye-level double electric ovens, a gas hob and integrated appliances including a fridge/freezer and dishwasher. There's ample space for both relaxed lounging and sociable dining, and with French doors opening out to the garden, it's an entertainer's dream. A separate utility room and W.C. add practicality to this impressive space.

The ground floor features access to the integral garage whilst to the rear of the property lies a double sized bedroom and a family shower room. Upstairs on the first floor, a large living room welcomes you with a Juliette balcony and picture perfect views - an ideal retreat after a busy day. Another bedroom faces the front and offers peaceful privacy.

The second floor reveals three more bedrooms, including a principal double with fitted wardrobes and direct access to the family bathroom, a second double with stunning views toward The Pinnacle and a well-sized single room. The house bathroom is thoughtfully designed with both a bath and separate shower cubicle.

Outside, there's plenty of off-road parking to the front, while the rear garden is an inviting mix of a large stone patio, pretty flower borders, and a private lawned area - perfect for summer evenings or weekend play.

Set in the charming village of Cowling, this home is surrounded by a delightful blend of traditional character and modern developments. Overlooked by the iconic Salt and Pepper Pot landmarks, and just a short drive to the M65, it combines countryside calm with commuter convenience. A home that truly offers it all -space, style, versatility and a wonderful location. Don't miss your chance to make it yours.



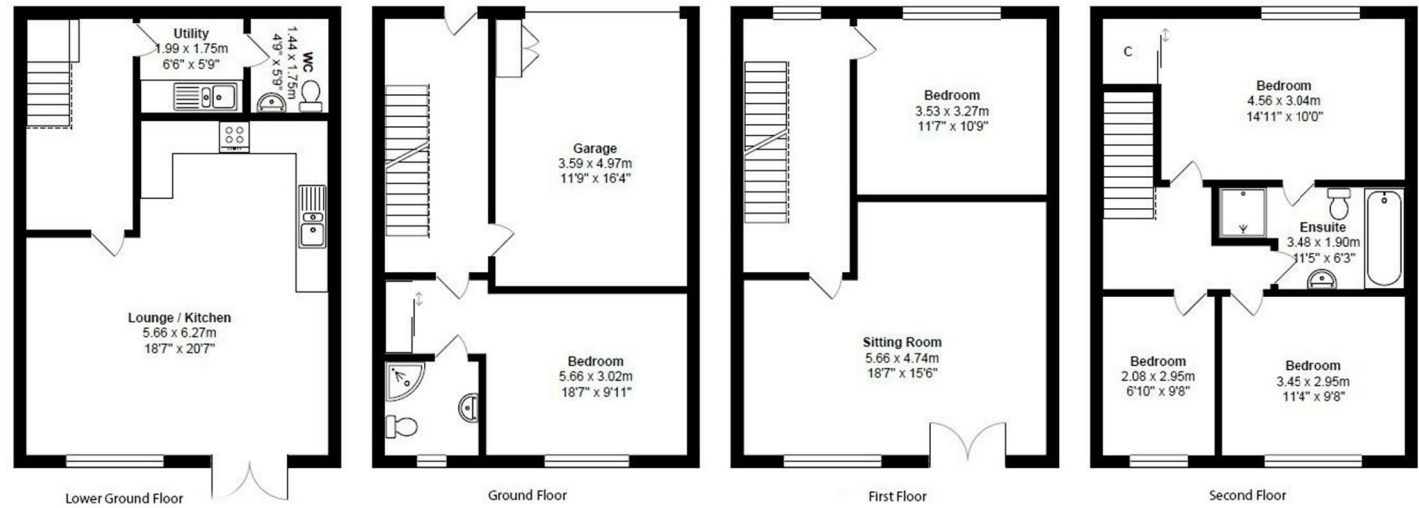
## Viewings

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	85
(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: 185.4 m<sup>2</sup> ... 1995 ft<sup>2</sup>

All measurements are approximate and for display purposes only