



Rowan Lane, Long Ashes, Threshfield, BD23 5PJ

Asking Price £249,500

- TWO DOUBLE BEDROOMS
- CONSERVATORY
- ELEVATED POSITION
- STUNNING VIEWS
- SUMMERHOUSE
- SOUTH FACING GARDENS
- LARGE PLOT
- AMPLE ON SITE PARKING
- CONTEMPORARY BATHROOM
- EARLY VIEWING A MUST

# Rowan Lane, Threshfield BD23 5PJ

Welcome to this BEAUTIFUL DETACHED, TWO BEDROOM LODGE, enjoying not only a GENEROUS PLOT with truly stunning SOUTH-FACING GARDENS but also boasting glorious LONG-DISTANCE VIEWS FROM ALL ELEVATIONS. The present owners have, over the past couple of years, COMPLETELY TRANSFORMED AND RENOVATED the entire lodge with incredible attention to detail, sparing no expense on the fixtures and fittings. The quality is impressive and apparent from the moment you step inside.



Council Tax Band: A



## **PROPERTY DETAILS**

Welcome to this beautiful detached lodge, enjoying not only a generous plot with truly stunning south-facing gardens but also boasting glorious long-distance views from all elevations. The present owners have, over the past couple of years, completely transformed and renovated the entire lodge with incredible attention to detail, sparing no expense on the fixtures and fittings. The quality is impressive and apparent from the moment you step inside.

A side entrance door takes you into the warm and welcoming conservatory, which takes full advantage of the view. There is a spacious entrance hall leading into the stunning, light, and airy living/dining room with contemporary decor and feature lighting. The stylish, well-equipped kitchen has direct access to the garden. There are two fabulous double bedrooms, both with stunning views, and a contemporary bathroom.

Outside, the property is set in a generous landscaped plot with ample on-site parking, delightful seating areas, and a raised decking area. The summerhouse serves as a home office, warm and cosy with power and light.

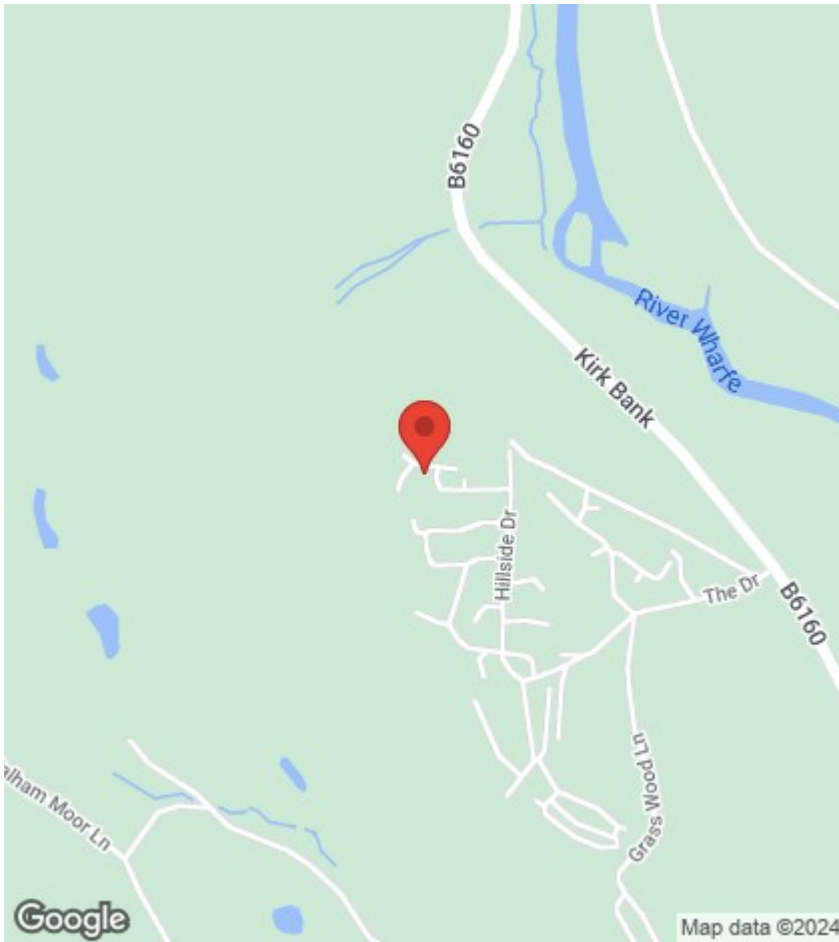
The sought-after leafy, rural park is situated adjacent to beautiful open countryside in the picturesque Yorkshire Dales National Park. It includes a superb leisure centre featuring an indoor heated pool, jacuzzi, steam room, and gym. There is also a coffee shop serving snacks throughout the day, while the Gamekeepers Inn provides meals and drinks.

Threshfield and the larger neighbouring village of Grassington together provide an extensive variety of local amenities, including shops, pubs, restaurants and coffee shops, along with doctors and dentists and a comprehensive bus service. The historic market town of Skipton is only approximately nine miles away, providing more extensive shopping and recreational facilities, along with a railway station.

## **ADDITIONAL INFORMATION**

Monthly ground rent is £190.50, to include full membership of the spa, water and sewage charges and maintenance of public areas.

Leasehold is rolling/ongoing security of tenure, therefore has no end date.



## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.