



## Town Head, Silsden, BD20 9PS

Asking Price £399,950

- THREE BEDROOM STONE BUILT COTTAGE
- REAR DRIVEWAY
- MASTER BEDROOM WITH EN-SUITE
- MULLION WINDOWS
- UNIQUE CHARACTER WITH ORIGINAL FEATURES
- GRADE II LISTED
- SPACIOUS REAR GARDEN
- STUNNING SITTING ROOM WITH FEATURE FIREPLACE
- PICTURESQUE HOME
- FANTASTIC LOCATION



# Town Head, Silsden BD20 9PS

Wilman & Lodge are proud to place onto the open market this HISTORIC, GRADE II LISTED, STONE-BUILT COTTAGE dating back to 1696. It is one of the oldest and most PICTURESQUE HOMES in the area featuring THREE BEDROOMS, SPACIOUS LIVING AREAS and a fabulous GENEROUS GARDEN TO THE REAR of the property.



Council Tax Band: D



## PROPERTY DETAILS

Wilman & Lodge are proud to place onto the open market this historic Grade II listed stone-built cottage dating back to 1696. It is one of the oldest and most picturesque homes in the area. Its address was given as it sat at the head of the town and this was also part of the Skipton Castle Estate. This splendid home is a true gem, a picture-postcard offering extensive living space that perfectly combines period style and unique character with many original features while boasting modern-day comforts for 21st-century living. Step into the enchanting world of this beautiful home, which has everything you might desire.

Step through the front door into the entrance vestibule, which leads into the stunning sitting room with a feature fireplace, mullion windows, exposed beams and an open staircase leading to the first floor. Either side of the fireplace leads into the delightful dining room, which again has mullion windows to two elevations. There is a stunning, well-equipped kitchen to the rear with a feature ceiling, exposed beams and mullion windows. A stable door leads out to the rear garden. There is also, a luxury four-piece bathroom on this floor.

To the first floor is a feature landing, a magnificent master bedroom with a luxury en-suite shower room and walk in wardrobe and two further double bedrooms with mullion windows and exposed beams. There is also one fully and one partially boarded loft, ideal for extra storage space.

The outside enjoys a quaint cobbled road at the front with parking for two vehicles and a fabulous, landscaped garden and gated driveway to the rear.

Town Head sits at the top end of town on the corner of Town Head, set amongst a variety of high-quality properties. A short stroll to the centre of this popular and sought-after town, which has, over recent years, grown and become one of the Aire Valley's most popular locations. There are a variety of independent shops, coffee shops, bars and restaurants, together with a doctor surgery, dentist and a newly built primary school, which is the feeder school for the superb South Craven Secondary School found in the neighbouring village of Cross Hills. There are also excellent commuting links either by car, bus or train.

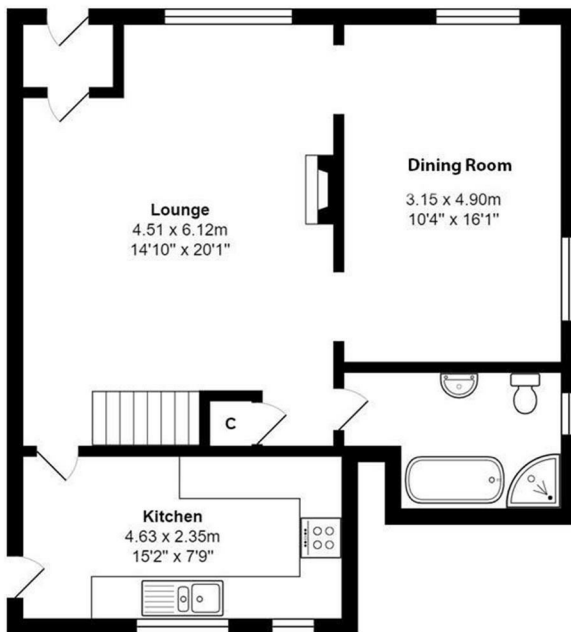


## Viewings

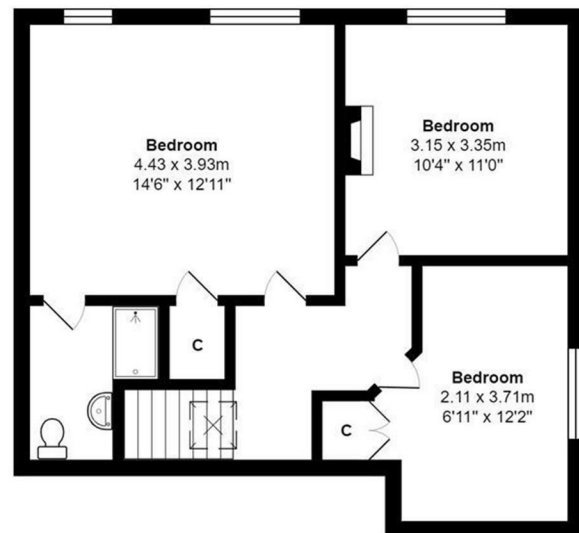
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

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>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 113.2 m<sup>2</sup> ... 1218 ft<sup>2</sup>

All measurements are approximate and for display purposes only