



## Oak Cottage, Low Green, Buckden, BD23 5JN

Asking Price £285,000

- THREE BEDROOMS
- SINGLE GARAGE
- OPEN PLAN LIVING
- FEATURE GALLERIED LANDING
- SECLUDED RURAL SETTING
- ALLOCATED PARKING
- ATTRACTIVE LAWN AREA
- UNDER FLOOR HEATING
- CHAIN FREE
- FABULOUS SCENERY



# Oak Cottage, Low Green, Buckden, BD23 5JN

Nestled within SERENE COUNTRYSIDE, Oak Cottage beckons as a CAPTIVATING COUNTRY RETREAT, boasting a PICTURESQUE THREE-BEDROOM HOME set in a QUAIN YORKSHIRE DALES HAMLET. The owners have meticulously preserved its character while enhancing its allure with careful upgrades and modern amenities. Currently utilized as both a cherished holiday home and a thriving and very lucrative holiday let, Oak Cottage now offers a haven for those seeking tranquility and residential comfort alike.



Council Tax Band: C



## **PROPERTY DETAILS**

Nestled within serene countryside, Oak Cottage beckons as a captivating country retreat, boasting a picturesque three-bedroom home in a quaint hamlet. The owners have meticulously preserved its character while enhancing its allure with careful upgrades and modern amenities. Currently utilized as both a cherished holiday home and a thriving and very lucrative holiday let, Oak Cottage now offers a chain free haven for those seeking tranquility and residential comfort alike.

As you step across the threshold, the essence of this extraordinary abode unfolds. The expansive open-plan layout welcomes you with a cosy sitting area with characterful stone fireplace with dual fuel 10 KW stove and a breathtaking picture window. Here, the owners have thoughtfully placed a large bird feeder and squirrel feeders, inviting the resident red squirrels and avian visitors into view. Yet, the spectacle extends beyond, unveiling the beauty of the surrounding countryside. The ground floor seamlessly transitions into a generous dining area and a superb fully-fitted kitchen boasting under floor heating and integral appliances. This level also hosts a spacious double bedroom, offering comfort and convenience. Ascending the feature open staircase, you're greeted by a galleried landing which leads to two additional feature bedrooms and a luxurious bathroom. Outside, a charming front lawned garden, complemented by a side seating area, while allocated parking and a single garage ensures practicality.

Nestled within the delightful hamlet of Lower Greenfield, Oak Cottage exudes the allure of countryside living. As you meander off the main road, through captivating landscapes, the allure of this retreat becomes evident. The nearby village of Buckden offers essential amenities, including a local pub and shop, with the quaint towns of Hawes approx. 8 miles away and Grassington approx. 10 miles away, providing a wider array of conveniences. For those seeking connectivity, Skipton, approx. 18 miles distant, boasts a thriving market town with excellent commuting links.

Whether you're in search of a cherished home, a serene holiday retreat, or a lucrative holiday let in a truly exceptional setting, Oak Cottage promises an unparalleled experience.

## **ADDITIONAL INFORMATION**

Solar panels (feed in tariff) and electric heating, last year the sellers received a £1150 payment with the added bonus of greatly reduced electricity charges.

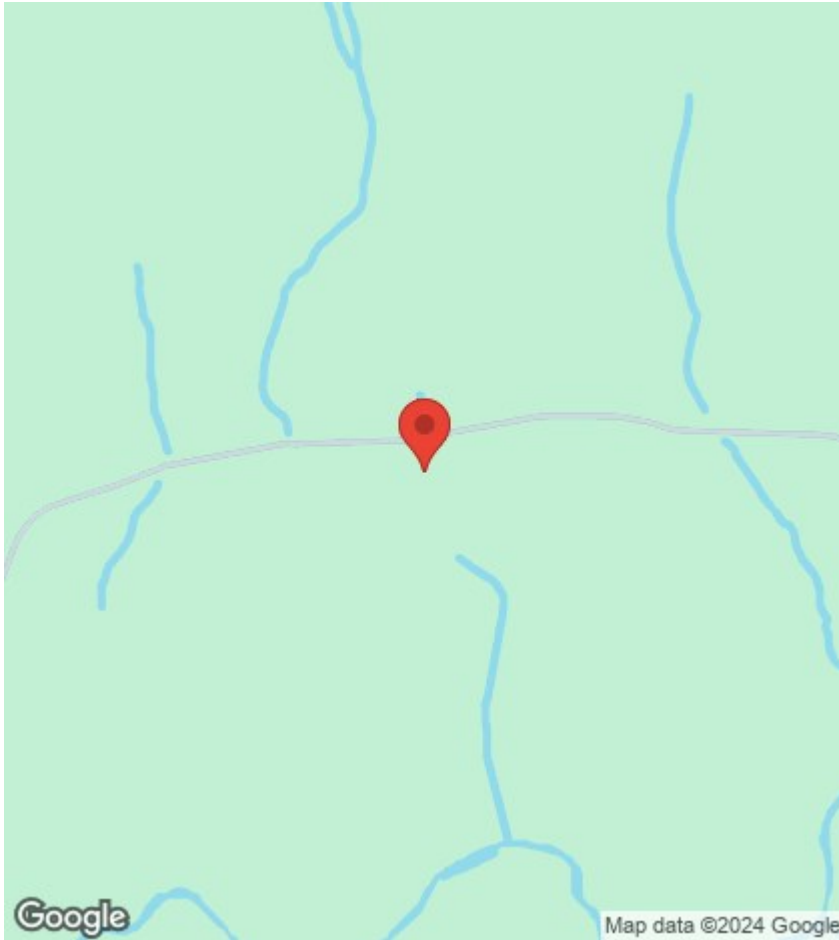
Water is supplied via a bore hole, utilized by 5 properties each paying one fifth.

UPVC double glazing.

Excellent broadband coverage.

Please enquire with the agent for holiday cottage earning figures.


What3words; [///skirting.compress.tamed](https://www.what3words.com/skirting.compress.tamed)

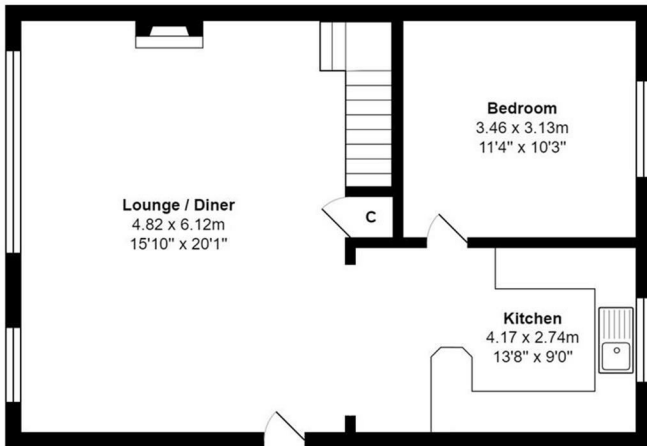


## Viewings

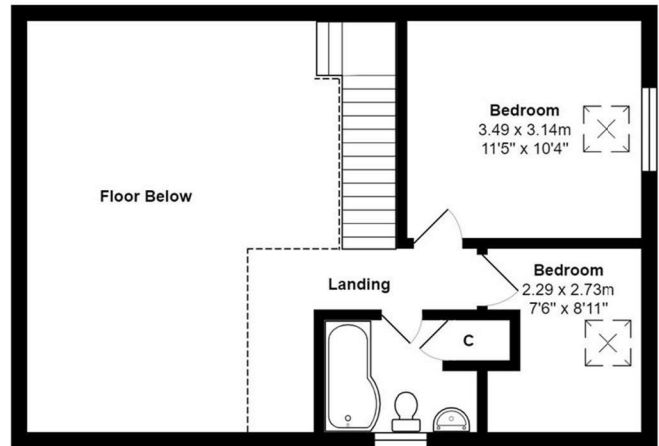
Viewings by arrangement only. Call 01756 753341 to make an appointment.

## 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: 77.9 m<sup>2</sup> ... 839 ft<sup>2</sup> (excluding floor below)

All measurements are approximate and for display purposes only