



Long View Kettlewell, Skipton, BD23 5RL

Asking Price £425,000

- CHARMING THREE BED STONE BUILT COTTAGE
- SMALL CROFT
- TERRACED GARDEN AND PATIO
- HEART OF THE YORKSHIRE DALES NATIONAL PARK
- A MUST SEE PROPERTY
- ADJOINING SMALL BARN
- AMPLE ON SITE PARKING
- VILLAGE LOCATION
- NO CHAIN

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A STUNNING PICTURE POSTCARD THREE BEDROOM STONE BUILT COTTAGE with ADJOINING SMALL BARN which previously had planning permission to create further living accommodation. The owners have SYMPATHETICALLY UPGRADED this CHARMING HOME and viewing is essential to appreciate the size and character on offer. WITH THE PROPERTY IS ALSO A SMALL CROFT. For those looking for a home, a holiday home or even holiday let this could tick all the boxes!



Council Tax Band: Exempt



PROPERTY DETAILS

A stunning picture postcard three bedroom stone built cottage with adjoining small barn which previously had planning permission to create further living accommodation. The owners have sympathetically upgraded this charming home and viewing is essential to appreciate the size and character on offer. With the property is also a small croft. For those looking for a home, a holiday home or even holiday let this could tick all the boxes and includes; spacious entrance hall, sitting room with stone feature fireplace and exposed beams, inner hall with utility area and walk in pantry, well equipped dining kitchen with stone fireplace and open fire. To the first floor are three good size bedrooms, modern bathroom with separate WC. Outside: on the approach to the property is a small croft with ample onsite parking, the property also enjoys a terraced garden to side and rear with patio area.

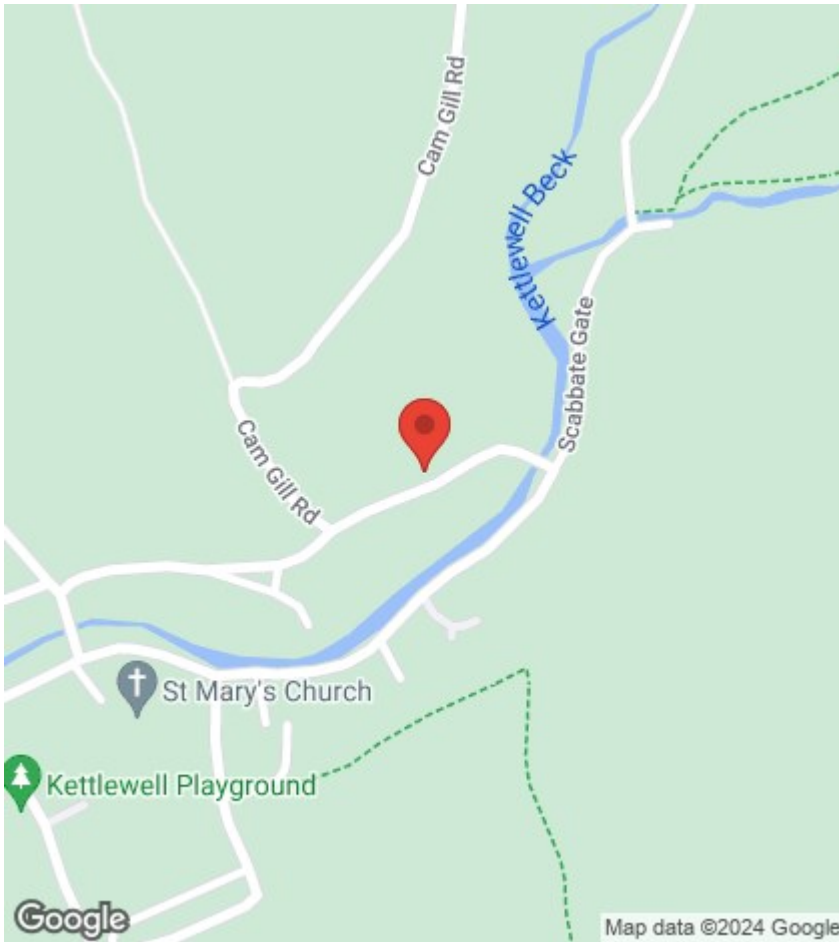
Kettlewell is a delightful village set within the Yorkshire Dales National Park and is a popular choice with both young and old alike with a good choice of amenities. The lovely Dales Village of Grassington is a short drive away and the bustling market town of Skipton is within easy reach providing excellent commuting links plus a wide choice of shops, bars and restaurants.

ADDITIONAL INFORMATION

Oil fired central heating

Mains water and sewage

All furniture is available by separate negotiation



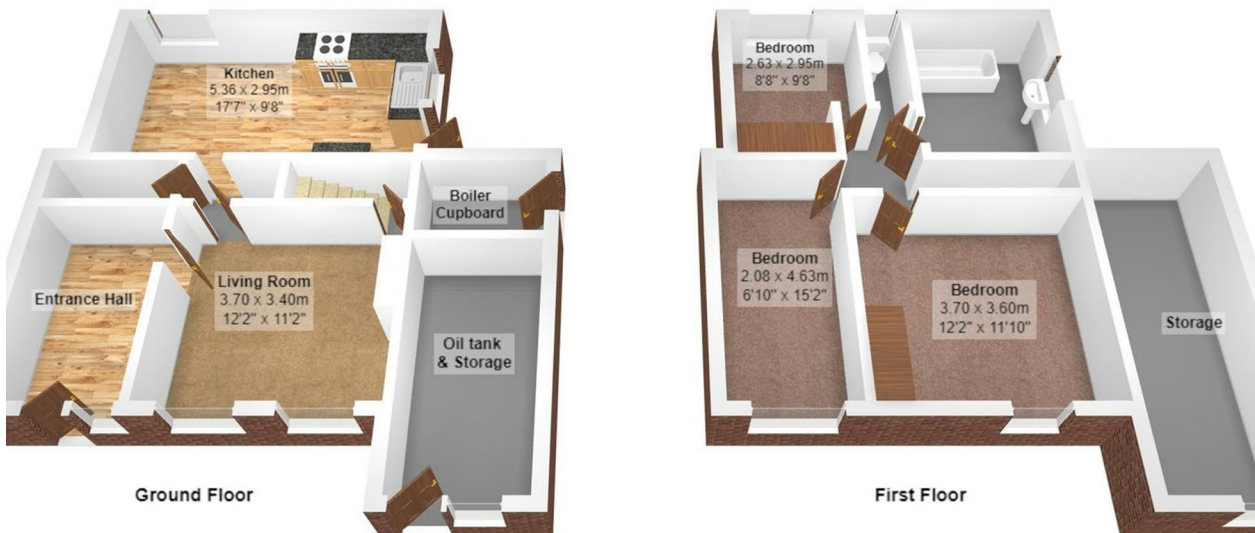
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 117.4 m² ... 1263 ft²

All measurements are approximate and for display purposes only