

Kirk Yett Cottage, Linton Falls, Skipton, BD23 6BQ

Asking Price £450,000

- THREE BED RIVERSIDE COTTAGE
- FISHING RIGHTS
- CHARM AND CHARACTER
- CLOSE TO AMENITIES
- NOT TO BE MISSED
- EXTENSIVE GARDENS
- IDYLIC SETTING
- PARKING
- NO CHAIN

Kirk Yett Cottage, Church Lane, Linton Falls, BD23 6BQ

Kirk Yett is a WONDERFUL THREE BEDROOM COUNTRY HOME nestled in a PICTURESQUE VILLAGE with EXTENSIVE GARDENS ADJOINING A DELIGHTFUL RIVER, complete with FISHING RIGHTS. This PICTURE-POSTCARD HOME enjoys STUNNING VIEWS FROM ALL ELEVATIONS and is full of CHARM AND CHARACTER THROUGHOUT, the property is also CHAIN FREE, making it an ideal purchase for those looking for a residential home, holiday home, or a holiday let. Early viewing is essential to appreciate the charm, size, and character of this wonderful home, not forgetting its fabulous setting.



Council Tax Band: D



PROPERTY DETAILS

Kirk Yett is a wonderful three-bedroom country home nestled in a picturesque village with extensive gardens adjoining the delightful river Wharfe river, complete with fishing rights. This picture-postcard home enjoys stunning views from all elevations and is full of charm and character throughout, the property is also chain free, making it an ideal purchase for those looking for a full time residence, holiday home, or a holiday let. Early viewing is essential to appreciate the charm, size, and character of this wonderful home, not forgetting its fabulous setting.

Upon entering through the front door, you are greeted by a spacious entrance porch, perfect for storing coats and boots. This leads to the entrance hall with built-in cupboards, guiding you into the stunning sitting room. The sitting room features a recessed multi-fuel stove with a stone lintel overhead, an open return staircase leading to the first floor, a picture window offering fabulous views, and ceiling beams adding to its character. Three steps lead down to the dining kitchen, which boasts an excellent selection of shaker-style units, a feature recess with stone lintels housing the cooker, a rear elevation window, and a glazed door leading out to the delightful riverside gardens.

On the first floor, a half landing provides access to a double bedroom with extensive views. The landing also leads to two further bedrooms and a bathroom. Outside, there is a charming cottage garden to the front with parking available, while the rear features generous mature gardens extending down to the river Wharfe. These gardens include a variety of small trees, bushes, shrubs, and delightful flowers. There is also a summer house to enjoy the views and a very useful timber workshop.

Linton Falls is a delightful Dales village popular with both residents and holidaymakers. With captivating falls and beautiful countryside, Linton Falls offers a charming setting. The village lies close to Threshfield and Grassington, both of which have excellent amenities, including country pubs and shops for everyday essentials. The bustling market town of Skipton is only 20 minutes (8.5 miles) away, providing superb commuting links for those needing access to larger business centers such as Leeds, Bradford, Manchester, and beyond.

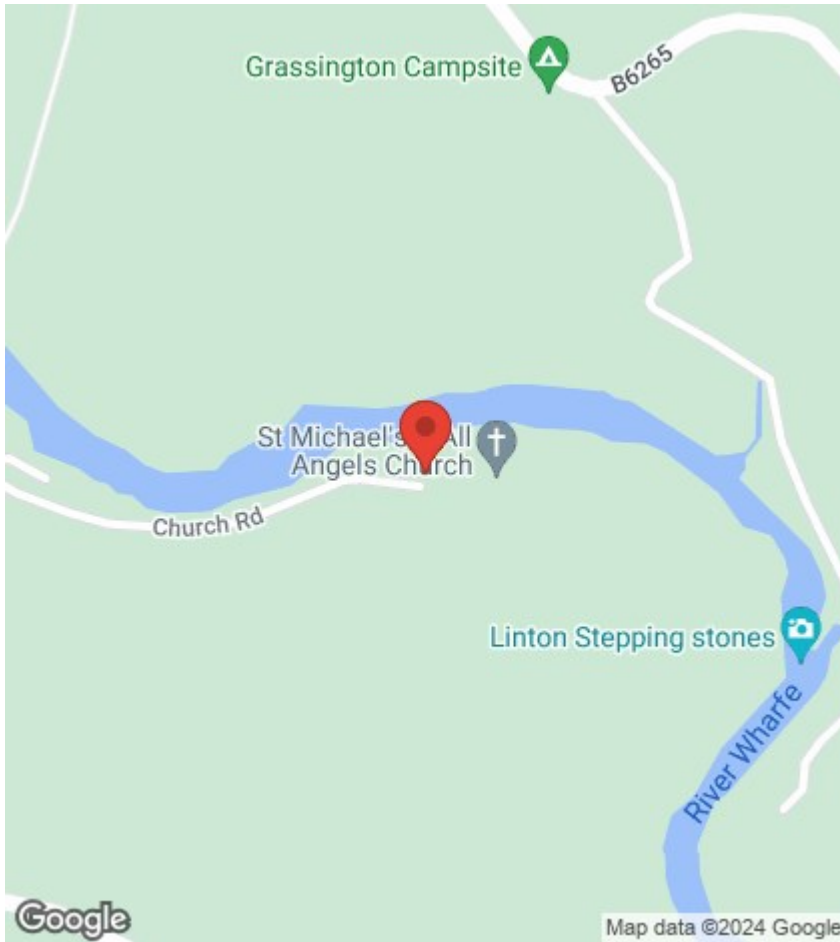
If you are looking for a special cottage with parking and extensive private gardens in a delightful setting, Kirk Yett is certainly worthy of your attention.

ADDITIONAL INFORMATION

Propane gas fuelled heating

Mains water

Mains sewage



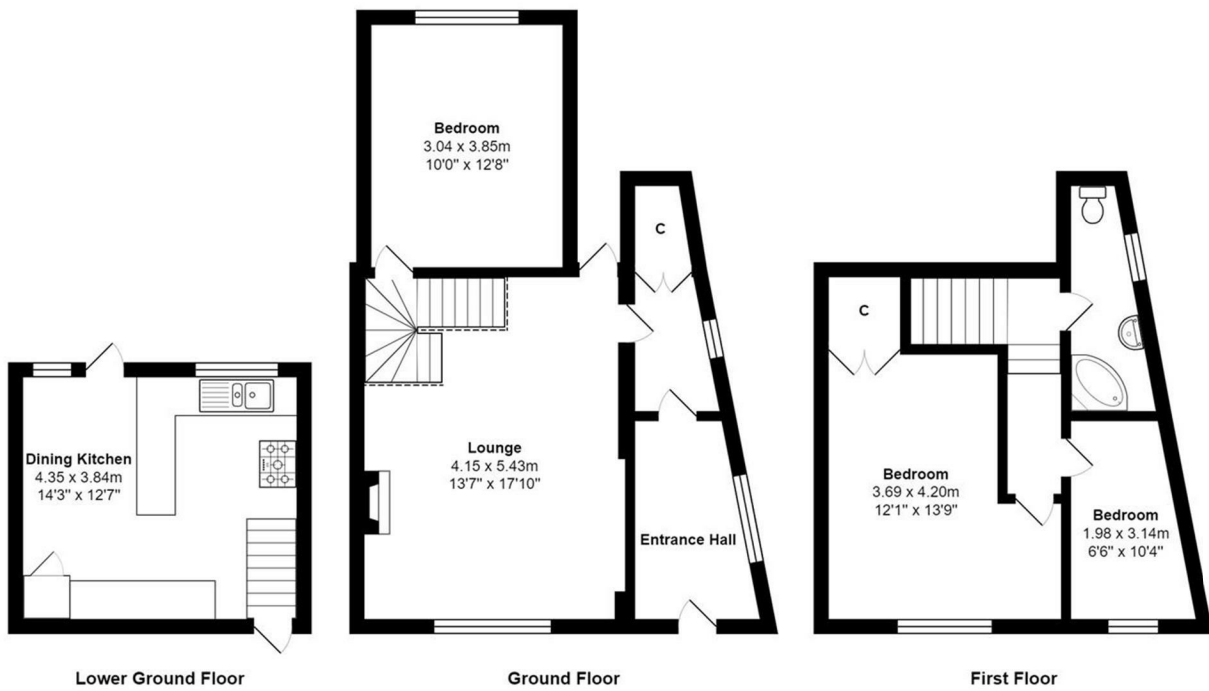
Viewings

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			87
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 91.4 m² ... 984 ft²

All measurements are approximate and for display purposes only