



## Old Barn Cottage, Buckden, BD23 5JA

Asking Price £549,950

- THREE BEDROOM SEMI DETACHED BARN CONVERSION
- PARKING
- CHARM AND CHARACTER
- SOUGHT AFTER AREA
- SOLAR PANELS AND GROUND SOURCE HEAT PUMP PROVIDING INCOME
- GARAGE
- LOW MAINTENANCE REAR GARDEN
- UPGRADED TO THE HIGHEST OF STANDARDS
- HEART OF THE YORKSHIRE DALES
- A MUST SEE PROPERTY

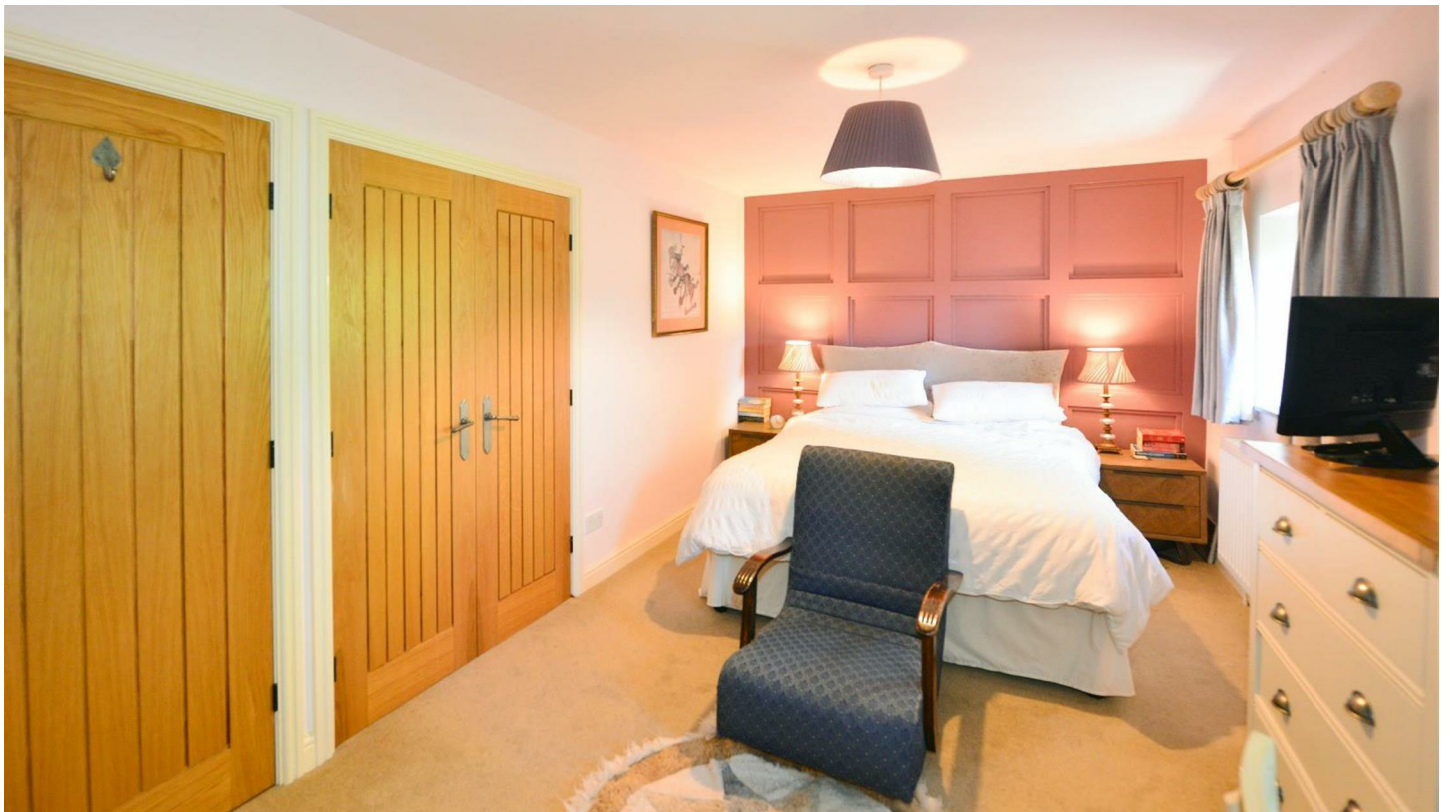


# Old Barn Cottage , Buckden, BD23 5JA

Nestled in the picturesque village of Buckden, this CHARISMATIC THREE-BEDROOM, SEMI DETACHED COUNTRY HOME embodies the epitome of countryside living. The owner has METICULOUSLY TRANSFORMED AND UPGRADED this unique residence to the highest standards, while preserving its inherent CHARM AND CHARACTER. Boasting PARKING, GARAGE and PRETTY LOW MAINTENANCE REAR GARDEN bordering open countryside. This property is versatile, appealing to a variety of buyers whether they seek a full-time residence, a second home, or a holiday let.



Council Tax Band: E



## PROPERTY DETAILS

Nestled in the picturesque village of Buckden, this charismatic three-bedroom country home embodies the epitome of countryside living. The owner has meticulously transformed and upgraded this unique residence to the highest standards, while preserving its inherent charm and character. This property is versatile, appealing to a variety of buyers whether they seek a full-time residence, a second home, or a holiday let.

Upon entering, you are greeted by a welcoming entrance hall, featuring both a practical utility cupboard and storage cupboard. The hall leads to the impressive dining kitchen, which boasts contemporary units, integrated appliances, feature lighting, a solid wood floor, and exposed stonework. The kitchen seamlessly flows into the exquisite sitting room, which includes a dining area, a striking stone fireplace with a recessed multi-fuel stove, an open staircase, breathtaking views, and access to the rear garden.

The open staircase, illuminated by a side elevation window, ascends to the landing with access to fully boarded loft, having light and power, via pull down ladder. The master bedroom offers stunning views and a luxurious en suite shower room with underfloor heating. Additionally, there are two more double bedrooms and a stylish house bathroom.

Outside, the front of the property features an adjoining single garage with an electric roller door, providing additional storage above, power, light, and rear access to the garden, with parking to the front. The rear garden is a low-maintenance, paved haven adorned with colourful pots and borders, an ideal spot for a glass of wine while enjoying the views. There is also a convenient log store with access to the air source heat pump. The property is also fitted with solar panels.

Buckden, a gem within the Dales National Park, offers a delightful location with a village pub just a short stroll away, serving as the heart of the community. The village is surrounded by fantastic walks that showcase the stunning Yorkshire Dales scenery. Grassington, approx. 10 miles away, provides a variety of amenities, while the market town of Skipton approx. 17 miles distant, offers the nearest train link.

For those seeking a special home in an enchanting village, this property is a must-see.

## ADDITIONAL INFORMATION

Air source heat pump provides heating and hot water, this is on a RHI tariff and provides a 7 year annual income of approx. £1800.00 (2 years left).

The property is fitted with solar panels providing an annual income of £200.00



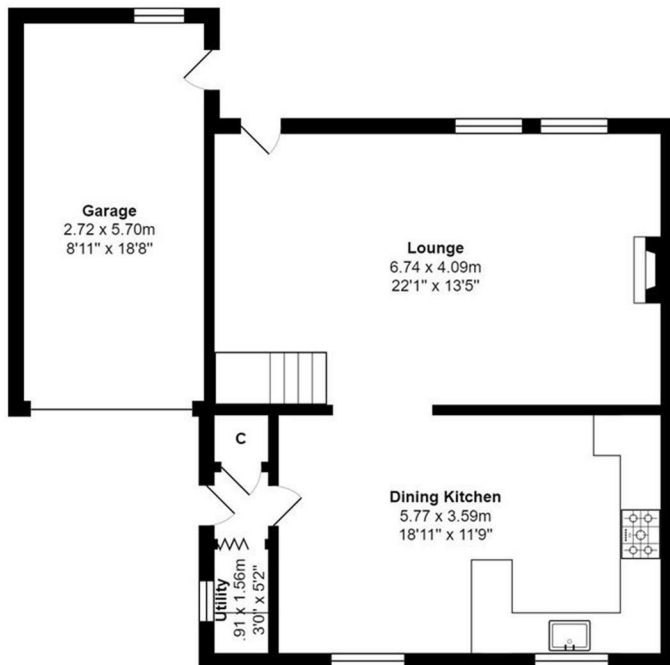
## Viewings

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

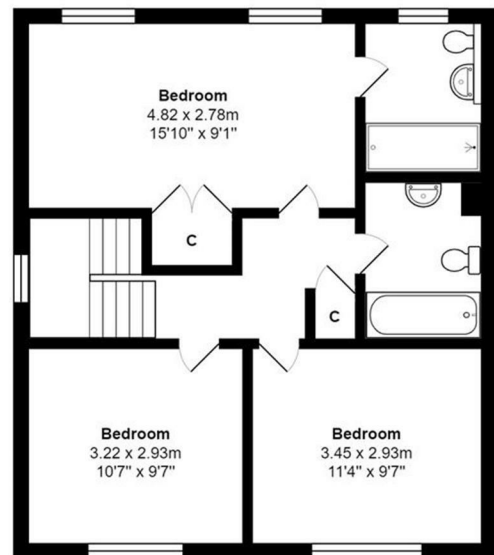
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(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	



Ground Floor



First Floor

Total Area: 106.4 m<sup>2</sup> ... 1145 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only