



Town Head, Kettlewell, BD23 5RL

Asking Price £349,950

- TWO BED SEMI DETACHED COTTAGE
- OFF ROAD PARKING
- CONVENIENT UTILITY AREA
- CHARM AND CHARACTER
- NO CHAIN
- GENEROUS GARDEN ADJOINING THE BECK
- TWO STONE OUTBUILDINGS
- CLOSE TO VILLAGE AMENITIES
- WONDERFUL VIEWS
- SOUGHT AFTER AREA

Town Head, Kettlewell, BD23 5RL

Nestled in a PICTURESQUE SETTING with a view of the lush green in front and a tranquil beck at the rear, this charming TWO BEDROOM, STONE-BUILT, SEMI-DETACHED COTTAGE is set within a GENEROUSLY SIZED GARDEN ADJOINING THE BECK and with GATED ENTRANCE to TWO STONE OUTBUILDINGS and OFF-ROAD PARKING.



Council Tax Band: Exempt



PROPERTY DETAILS

Nestled in a picturesque setting with a view of the lush green in front and a tranquil beck at the rear, this charming stone-built, semi-detached cottage is set within a generously sized garden. This picture-perfect house currently serves as a delightful second home and a successful holiday let but could easily become a stunning full-time residence with the potential to extend, subject to the relevant planning consents. Properties like this are rarely available, making early viewing essential to truly appreciate its unique charm.

As you turn onto the green, you are greeted by this idyllic location, featuring only a handful of enchanting properties. Entering through the main front door, you are welcomed by an entrance hall adorned with exposed beams, which leads to the first floor. The sitting room exudes warmth and welcome, featuring a recessed multi-fuel stove set within a stone fireplace, exposed beams, and stonework. The front and side elevation windows offer lovely views over the green, and there is a convenient utility area under the stairs.

A step down leads you into the light-filled dining kitchen, equipped with modern appliances and boasting views over the picturesque beck and garden. The kitchen features ceiling beams and provides direct access to the garden. Upstairs, the landing leads to the main bedroom, which enjoys stunning views from its front and side elevation windows and features built-in wardrobes. There is an additional double bedroom with windows to two elevations also offering beautiful views, and a stylish house bathroom.

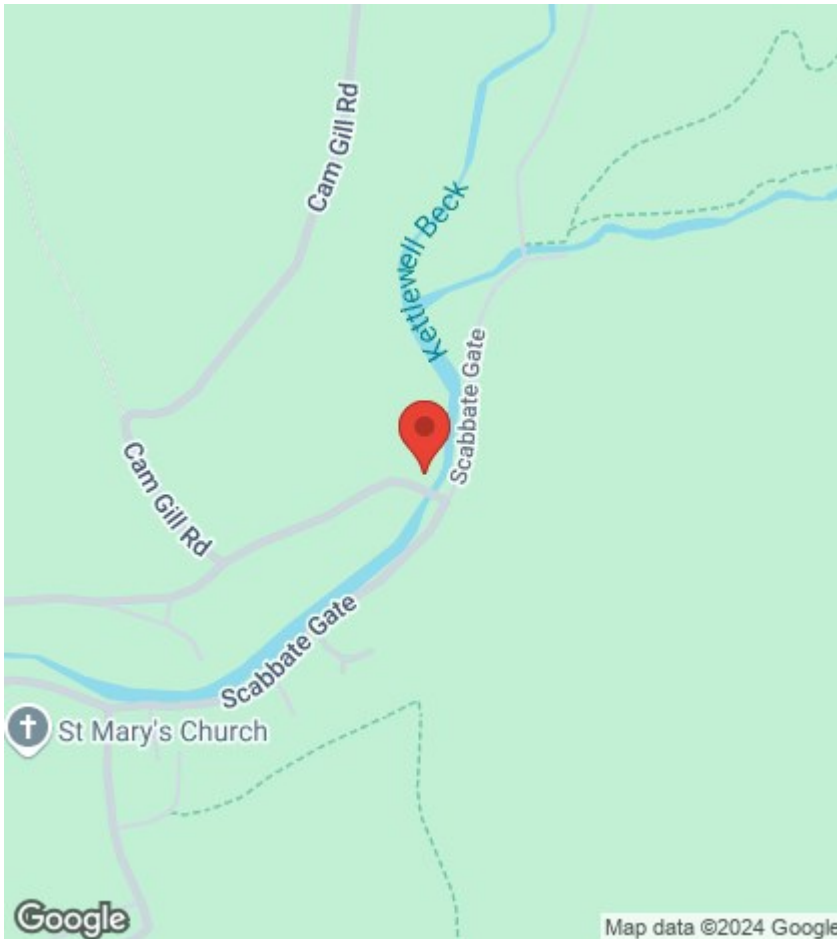
Outside, a gated side entrance provides parking and access to two adjoining stone outbuildings. The delightful Yorkshire stone-flagged garden, adjoining the picturesque beck, is generously sized and features a variety of small bushes and trees, making it ideal for barbecues and entertaining. The property includes ownership of a small part of the front green and extends halfway across the beck.

Tucked away in this idyllic spot, the cottage is just a short stroll from the village centre, which offers a general store, post office, a variety of pubs and coffee shops and an excellent primary school. The village hosts many events throughout the year for residents to enjoy. The neighbouring village of Grassington is only a short journey away and offers a wider choice of amenities. The market town of Skipton is within a 30-minute drive and provides superb train links. For those seeking a dream cottage in an idyllic setting, this property is an ideal choice.

ADDITIONAL INFORMATION

The property also includes ownership of a small part of the front green and extends halfway across the beck.

The property is supplied with oil fired central heating, mains water and sewage and has electricity.



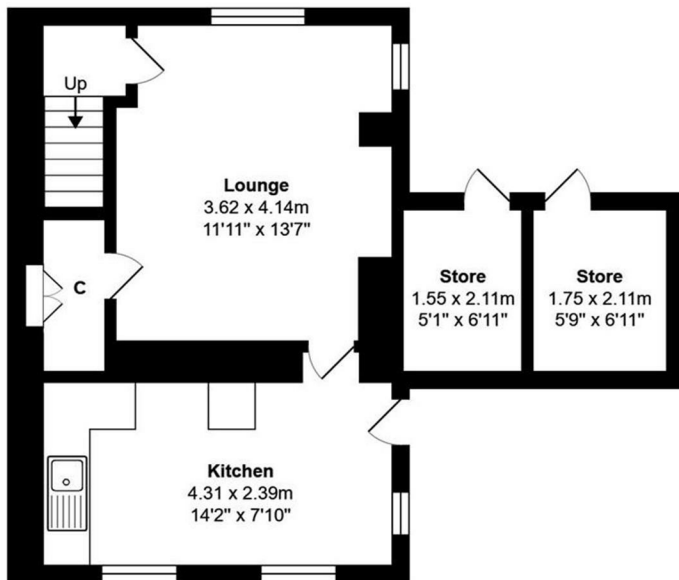
Viewings

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

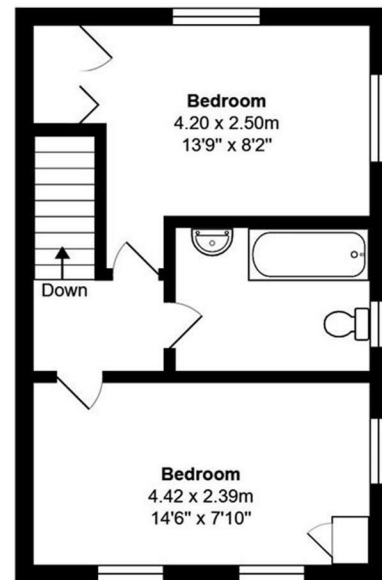
EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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: 66.2 m² ... 713 ft² (excluding store)

All measurements are approximate and for display purposes only