



## Rose Cottage Linton Falls, Linton, Skipton, BD23 6BQ

**Asking Price £425,000**

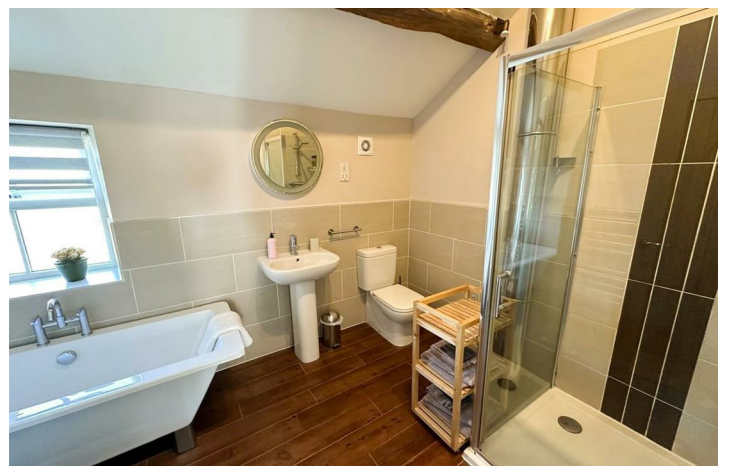
- TWO BED RIVERSIDE COTTAGE
- OPEN PLAN LIVING
- FABULOUS VIEWS
- LUCRATIVE HOLIDAY LET
- RIVERSIDE BALCONY GARDEN
- TWO LUXURY ENSUITE BATHROOMS
- YORKSHIRE DALES NATIONAL PARK
- EARLY VIEWING A MUST

# Rose Cottage Linton Falls, Skipton BD23 6BQ

This BEAUTIFUL TWO BEDROOM, TWO BATHROOM, RIVERSIDE COTTAGE truly has the WOW FACTOR. In recent years, this once ordinary two-bedroom dwelling has been METICULOUSLY TRANSFORMED into an exceptional holiday retreat with bookings all year round. The REAR RIVERSIDE BALCONY GARDEN offers CAPTIVATING VIEWS OVER THE MAGNIFICENT LINTON FALLS. A viewing is essential to truly appreciate all this wonderful property has to offer.



Council Tax Band: Exempt



## PROPERTY DETAILS

This beautiful two bedroom riverside cottage truly has the wow factor. In recent years, this once ordinary two-bedroom dwelling has been meticulously transformed into an exceptional holiday retreat. Every detail has been crafted with care and a keen eye for interior design, turning it into a highly sought-after holiday let, with bookings all year round. However, this charming cottage could just as easily become a stunning permanent residence for anyone seeking a peaceful escape. As you immerse yourself in the thoughtfully designed interior, you'll be equally captivated by the breathtaking views from the rear balcony garden, which overlooks the magnificent Linton Falls and countryside beyond. But don't just take our word for it – a viewing is essential to truly appreciate its allure.

From the moment you approach this picture postcard cottage, framed by the delicate wisteria draped over the door, you are welcomed into a fabulous open plan living and dining space. The room seamlessly blends character with modern elegance, featuring solid wood floors, a stylish wood-burning stove, and beautiful feature flooring. The dining area is perfect for gatherings, and the well-equipped kitchen boasts high-end finishes. Extensive bi-folding doors flood the ground floor with natural light and lead to the balcony garden with fabulous views of the river and serene countryside.

The spacious inner hall is equally impressive, with an open staircase that leads to the first floor, accompanied by a rear window that bathes the space in light. There's also a practical understairs storage cupboard, adding to the home's thoughtful design. Upstairs, the landing leads to two equally sized magnificent bedrooms. One features an awe-inspiring four-piece bathroom, while the other enjoys a luxurious shower room.

Outside, the property has a charming frontage, but it's the generous balcony garden at the rear that truly steals the show. Here, you can soak in the views of the picturesque Linton Falls and the rolling countryside that stretches beyond. Linton Falls is a pretty village set within the Yorkshire Dales National Park only a 5-minute drive from the nearby villages of Grassington and Threshfield. These vibrant villages provide a range of amenities, including coffee shops, bars, restaurants, and essential services such as doctors and dentist. The area also hosts a variety of activities throughout the year, ensuring there's always something to enjoy.

For those who crave more, the bustling market town of Skipton is just 9 miles away, offering excellent train links to Leeds, Manchester, and beyond. Whether you're seeking a lucrative business venture or a dream home, Rose Cottage has the potential to be both.

## ADDITIONAL INFORMATION

There is parking opposite the property and annual permits can be obtained from Yorkshire Dales National Parks at a cost of £85.00 per annum.

Gas central heating, new combi boiler fitted 2023



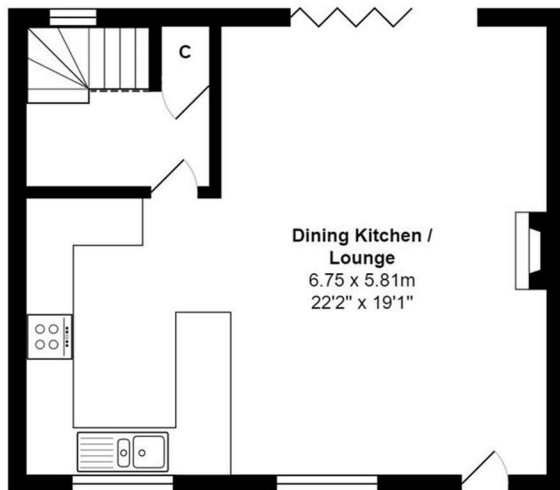
## Viewings

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

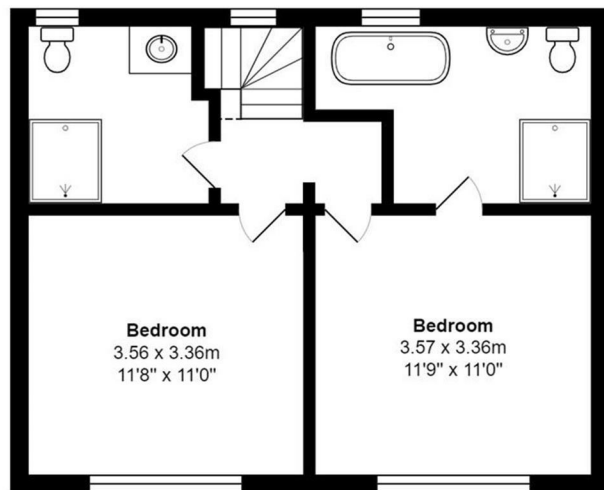
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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: 81.6 m<sup>2</sup> ... 879 ft<sup>2</sup>

All measurements are approximate and for display purposes only