



Primrose Cottage Linton, Grassington, BD23 5HH

Asking Price £265,000

- ONE BED DALES COTTAGE
- ENSUITE SHOWER ROOM
- OPEN PLAN SITTING ROOM/KITCHEN
- LUCRATIVE HOLIDAY LET
- EARLY VIEWING A MUST!
- WOOD BURNING STOVE
- CHOCOLATE BOX LOCATION
- NO UPPER CHAIN
- CLOSE TO VILLAGE AMENITIES

Primrose Cottage, Linton, Skipton, BD23 5HH

Delightful stone built inner cottage in a CHOCOLATE BOX VILLAGE SETTING within the YORKSHIRE DALES NATIONAL PARK. Set close to the village green with a pack horse bridge over the beck to a picturesque pub. This compact property has all the makings of a holiday let or quaint bolt hole. NO UPPER CHAIN



Council Tax Band: B



PROPERTY DETAILS

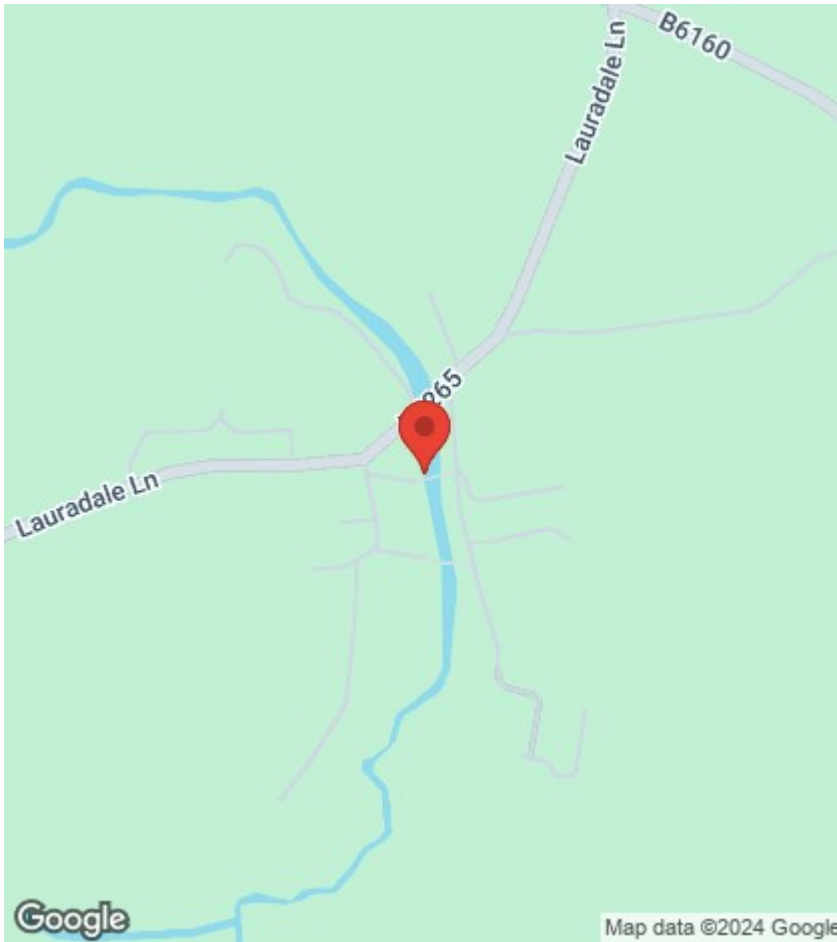
Wilman & Lodge are thrilled to present this delightful stone-built cottage, nestled in the heart of the picturesque Dales village of Linton. Available with no onward chain, this charming “chocolate box” property is set against a stunning village green, complete with a packhorse bridge over the beck, and is within easy walking distance of a local pub, offering an idyllic rural lifestyle.

This beautifully renovated one-bedroom cottage features characterful and inviting living spaces, making it ideal for the holiday cottage market or as a serene retreat. Linton itself is an exceptionally attractive village, surrounded by breathtaking open countryside yet conveniently close to the vibrant towns of Grassington and Skipton. Residents can enjoy a full range of amenities, including restaurants, pubs, a medical centre and excellent train links, all just a short drive away.

Viewing is highly recommended to truly appreciate the unique charm of this property.

The cottage comprises of an entrance with a timber stable door leading into an open-plan sitting room and kitchen. A window overlooks the front, providing lovely views of the lane, village green, and stream. The sitting area features a beamed ceiling, a stone fireplace with a stone lintel and hearth, and a fitted cast iron wood-burning stove. Additional highlights include two wall lights, built-in shelving, an open staircase to the first floor with useful under-stairs storage.

The kitchen area is equipped with stylish grey base and wall units, integrated appliances, complementary work surfaces, and ceramic tiling, along with a sink featuring a mixer tap and drainer. The staircase leads to a landing with a loft hatch and a spacious, tastefully decorated bedroom with lovely views and access to the en-suite shower room, which boasts a modern three-piece white suite, including a walk-in shower cubicle and screen. This charming cottage offers an exceptional opportunity for anyone seeking a peaceful haven in a beautiful setting. A detailed inspection is certainly highly recommended!



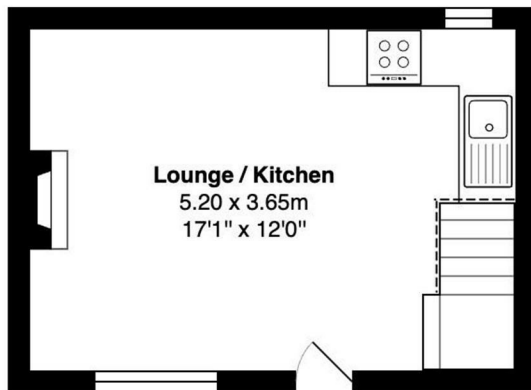
Viewings

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

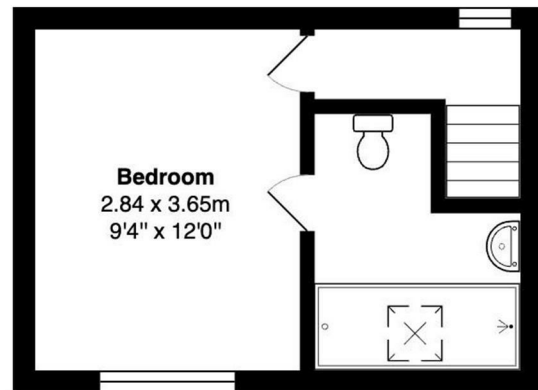
EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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: 38.0 m² ... 409 ft²

All measurements are approximate and for display purposes only