



Fell View Cottage, Linton, Skipton, BD23 5HJ

Asking Price £595,000

- THREE BED CHARACTER COTTAGE
- OFF ROAD PARKING
- ATTRACTIVE GARDEN ROOM
- NO CHAIN
- SOUGHT AFTER VILLAGE SETTING
- GRADE II LISTED PROPERTY
- LARGE SOUTH FACING GARDEN
- INGLENOOK FIREPLACE
- FABULOUS FAR REACHING VIEWS
- RARE TO THE MARKET

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Occupying a SECLUDED AND PEACEFUL PLOT this ENCHANTING THREE-BEDROOM, SEMI-DETACHED GRADE II LISTED COTTAGE, with OFF ROAD PARKING and SCENIC SOUTH FACING GARDENS, rests quietly in one of the MOST PICTURESQUE VILLAGES IN THE YORKSHIRE DALES. For those in search of a truly special home in an extraordinary location, this captivating cottage is A RARE AND REMARKABLE FIND.



Council Tax Band: F



PROPERTY DETAILS

Set in a secluded and peaceful plot that blends seamlessly with the open countryside, this enchanting three-bedroom, semi-detached Grade II listed cottage dates from the 1660's. Offering quirky characterful charm and lovingly cherished by its current owners for the past 25 years. While the older part remains protected as a listed property, the more recent addition allowed for the removal of a conservatory, replaced by a stunning garden room that perfectly complements its surroundings.

From the moment you approach the property, it's clear this is no ordinary home. A welcoming entrance hall leads to the cosy yet spacious sitting room, where an impressive inglenook fireplace takes centre stage. Mullion windows frame both front and rear elevations, allowing natural light to stream in, while exposed beams add warmth and character. A generous inner hall, featuring an open staircase, guides you to the first floor. The country style dining kitchen is the true heart of the home, seamlessly flowing into the newly constructed garden room—a wonderful addition offering panoramic views over the lush, natural, south facing garden with its mini orchard and the farmland and fells beyond. This room, designed to bring the outdoors in, is a peaceful retreat, complete with a contemporary bathroom for added convenience.

Upstairs, a spacious landing leads to three well-proportioned bedrooms, each offering stunning long-distance views of the surrounding landscape. The modern house bathroom, thoughtfully designed with built-in storage, completes the first floor.

Outside, a shared driveway grants access to the property. The well established, private, south facing garden has a mini orchard of fruit trees and is a haven for bird and wild-life. Thoughtfully arranged seating areas provide the perfect spots to relax and soak in the breathtaking scenery, while on-site parking adds practicality to this idyllic retreat.

Linton, one of the most sought-after villages in the Yorkshire Dales National Park, offers an unrivalled setting. A visit here quickly reveals why it is so beloved—the village pub is renowned for its excellent cuisine, while picturesque walks and a charming stream meandering through the village add to its allure. Just a short distance away, the neighbouring town of Grassington provides a vibrant selection of independent shops, cafés, pubs, and restaurants, as well as a calendar of events throughout the year. For more extensive amenities, the bustling market town of Skipton, located approximately nine miles away, offers excellent transport links, including direct train services to the larger business centres.

For those in search of a truly special home in an extraordinary location, this captivating cottage is a rare and remarkable find.



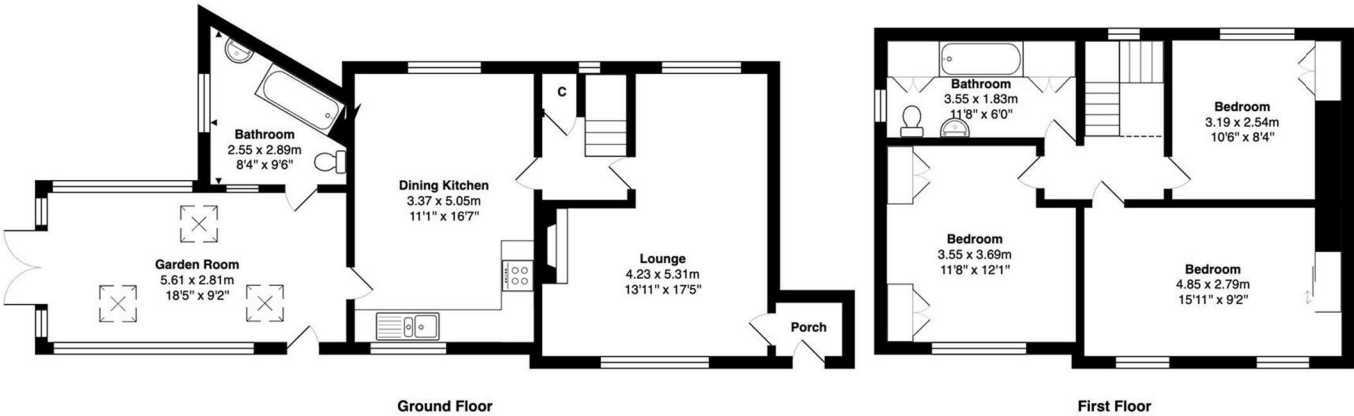
Viewings

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) A		87
(81-91) B		
(69-80) C		65
(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: 114.1 m² ... 1228 ft²
All measurements are approximate and for display purposes only