



## Ladycroft, Kettlewell, Skipton, BD23 5RL

**Asking Price £599,950**

- EXCEPTIONAL STONE BUILT DETACHED HOUSE
- PARKING FOR TWO CARS
- LUXURIOUS FIXTURES & FITTINGS THROUGHOUT
- GROUND FLOOR SHOWER ROOM
- DELIGHTFUL VILLAGE SETTING
- THREE BEDROOMS
- BEAUTIFUL SOUTH-WEST FACING GARDEN
- STUNNING GARDEN ROOM
- SHORT WALK TO LOCAL AMENITIES
- VIEWING A MUST



# Ladycroft, Kettlewell, Skipton, BD23 5RL

Nestled in a PICTURE-PERFECT LOCATION, this EXCEPTIONAL THREE BEDROOM, STONE-BUILT, DETACHED HOUSE enjoys a PEACEFUL SETTING in a quiet corner of the village. Originally two separate cottages, Ladycroft was thoughtfully converted into a single residence in the early 1900s, creating a GENEROUSLY PROPORTIONED FAMILY HOME. It enjoys VIEWS OVER A CHARMING VILLAGE GREEN AND A TRADITIONAL STONE HUMPBACK BRIDGE crossing Kettlewell Beck.



Council Tax Band: F



## PROPERTY DETAILS

Nestled in a picture-perfect location, this exceptional stone-built detached house enjoys a peaceful setting in a quiet corner of the village. Originally two separate cottages, Ladycroft was thoughtfully converted into a single residence in the early 1900s, creating a generously proportioned family home. It enjoys views over a charming village green and a traditional stone humpback bridge crossing Kettlewell Beck.

Over the years, the current owners have fully renovated the property to a high standard, incorporating luxurious fixtures and fittings throughout. The result is a beautifully presented three-bedroom home that retains immense charm and character. Despite its secluded position, the house remains just a short walk from the village's excellent local amenities.

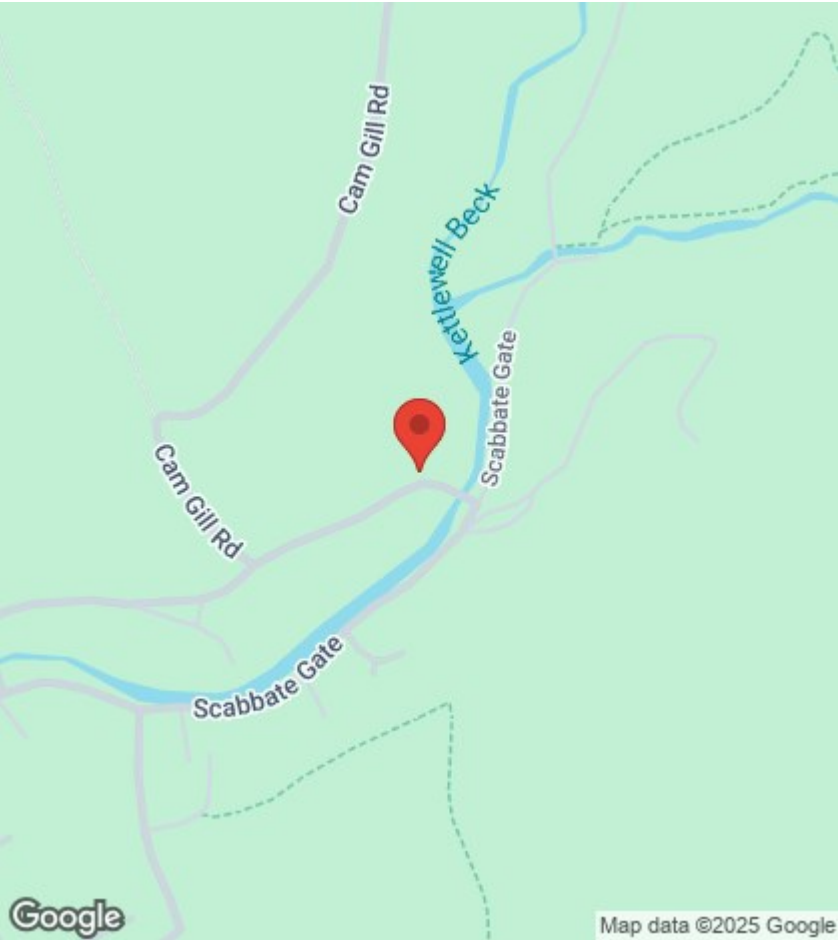
Upon entering, a multi-paned, double-glazed front door opens into a welcoming entrance hall with a striking black and white mosaic tiled floor, detailed ceiling cornice, wall light point and an open staircase leading to the first floor. A rear lobby with space for coats and a useful understairs cupboard connects to a stable door that leads out to the rear garden.

To the side of the hallway lies a cosy lounge featuring a wood-burning stove and triple-aspect windows that frame picturesque views in every direction. The kitchen is fitted with bespoke, high-quality units, a central island, and an oil-fired Aga, creating a warm and inviting space for cooking and entertaining. Steps lead from the kitchen up to a charming garden room with views over the delightful cottage garden and open countryside beyond. On the lower ground floor, a modernised utility room and stylish ground floor shower room offer additional functionality and convenience.

Upstairs, the first floor offers three generously sized bedrooms, each with stunning views, while two of the rooms include custom-fitted furniture. The luxurious house bathroom is a true highlight, boasting a three-piece suite with a slipper bath perfectly positioned to enjoy the surrounding views, complemented by elegant wall panelling and a heated towel rail.

Externally, the property provides parking for two cars at the front and a beautifully maintained, south-west facing garden to the rear that is both well-stocked and full of character. Viewing is highly recommended to fully appreciate all that this remarkable home has to offer.

Kettlewell itself is a delightful village set within the Yorkshire Dales National Park, appealing to residents of all ages. With a good range of local amenities, it provides a tranquil yet connected lifestyle. The popular village of Grassington is just a short drive away and the vibrant market town of Skipton is easily accessible, offering extensive shopping, dining and commuting options.



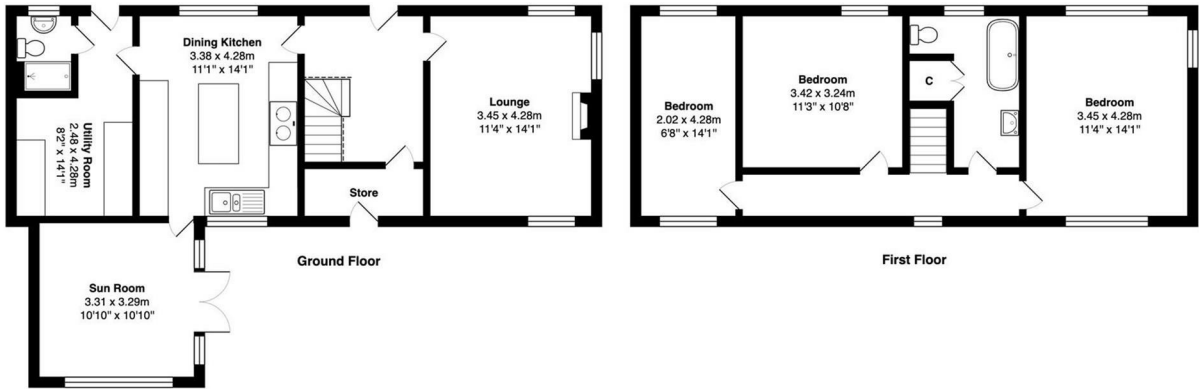
## Viewings

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		
(81-91) B		
(69-80) C		77
(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



Total Area: 114.5 m² ... 1232 ft²  
All measurements are approximate and for display purposes only