



8 HOLMEHEAD, LANGCLIFFE
£199,950





8 HOLMEHEAD, LANGCLIFFE, BD24 9NW

Two bedroomed stone built and extended character cottage, located in a superb position at Holmehead which is a small cluster of properties adjacent to the River Ribble approximately ½ a mile from the village.

Stunning location away from the crowds with the advantage of pleasant rear views over the Mill Pond. The cottage offers accommodation laid over two floors. Open plan lounge/kitchen area, feature fireplace and modern kitchen units. Bathroom to the ground floor and two good sized bedrooms to the first floor.

Outside there is private parking to the front with garden to the rear.

Some modernisation may be required by the purchaser, but the cottage offers huge potential. Ideal cottage and location for a holiday cottager or investment. Well worthy of inspection to fully appreciate the size, character and of course the location.

Holmehead is a cluster of former mill workers cottages with Langcliffe village being ½ a mile away. Settle is approximately 1 mile away and set within stunning countryside.

This cottage is a real gem, do not miss it!

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Kitchen, Rear Lobby, Bathroom

First Floor

Two Bedrooms

Outside

Parking to the Front, Rear Yard, Garden



ACCOMMODATION:

GROUND FLOOR:

Lounge:

12'0" x 12'3" (3.65 x 3.73)

Solid door, electric storage heater, shelved alcove, open fire grate into stone surround/wood mantel piece, open to kitchen, single glazed sash window.

Kitchen:

12'0" x 7'5" (3.65 x 2.26)

Range of base and wall units with complementary work surfaces, stainless steel sink with mixer taps, single glazed window, built in electric oven, electric hob and hood. Staircase to the first floor, glazed rear door to the porch, space for table, radiator.



**Rear Porch:**

3'0" x 3'10" (0.94 x 1.16)

½ glazed upvc external entrance door.

Cupboard:

3'0" x 3'4" (0.91 x 1.01)

Large store cupboard, useful storage.

Bathroom:

6'7" x 5'6" (2.00 x 1.67)

Three-piece white bathroom suite comprising bath, pedestal wash hand basin, WC, upvc double glazed window and gas fired central heating boiler.

FIRST FLOOR:**Landing:**

Access to 2 bedrooms

Bedroom 1:

11'0" x 12'0" (3.35 x 3.65)

Good sized double bedroom, single glazed sash window, electric storage heater, loft access

**Bedroom 2:**

9'1" x 9'0" (2.76 x 2.74)

L Shaped twin bedroom, single glazed multi paned window, views over the Mill Pond, electric storage heater.

OUTSIDE:**Front:**

Unrestricted parking (ownership halfway across the road)

Rear:

Pleasant rear yard/pedestrian access. Views over the Mill Pond.

Directions:

Leave the Settle office, down Church Street to Bridge End. Turn Right towards Langcliffe village. Pass through the village over the railway bridge and take the next left turn down the hill to Holmehead. Number Eight is located on the left hand side. A For Sale board is erected,

Tenure:

Freehold with vacant possession on completion

Services:

Main's water, drainage, electric and oil-fired central heating.





Viewing:

Due to current Covid 19 restrictions, viewings are to be conducted under strict rules, please consult with us prior to the appointment to be advised.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

Local Authority:

Craven District Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'B'



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightstateagents.co.uk

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

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