



SUNNYBECK COTTAGE, GIGGLESWICK

£379,950





SUNNYBECK COTTAGE, GIGGLESWICK, SETTLE, BD24 0BW

Delightful, three bedroomed extended stone built end cottage, located in a stunning and sought after position within this popular village.

The house faces south to the front and has a pretty and well maintained cottage garden, and private rear yard/patio area.

Deceptively spacious accommodation laid over two floors, with many interesting features plus double glazed windows, gas fired central heating, including under floor heating to the ground floor.

Furnished and presented to a very high standard throughout, with quality fixtures and fittings and a good eye for detail.

Lounge with gas stove in stone fireplace, light and airy living kitchen with kitchen island, appliances, and space for large table, plus WC/Cloakroom off.

Three good sized bedrooms one of which is ensuite, plus three piece house bathroom, and useful loft space.

Parking to the rear via access through Raines Garth, plus access to the visitor space.

The property is a very popular, award winning holiday let with onward bookings etc. so the business could carry on if required. Furnishings are available for negotiation but are not included in the sale price.

Giggleswick is a popular village which adjoins with Settle, on the edge of the Yorkshire Dales National Park.

All amenities are available in Settle/Giggleswick including two railway stations with access to Skipton, Lancaster, Leeds, Carlisle.

Well worthy of internal inspection to fully appreciate.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Kitchen/Dining, WC/Cloakroom.

First Floor

Landing, 3 Bedrooms 1 Ensuite, House Bathroom

Outside

Front Garden, Rear Patio, Parking





ACCOMMODATION:

GROUND FLOOR:

Lounge:

15'4" x 14'4" (4.68 x 4.36)

Good sized room with part glazed external entrance door, covered entrance, gas stove in recessed fireplace with stone fire surround, flagged hearth, double glazed window with window seat, staircase to the first floor, under stairs store cupboard with light, tiled floor with under floor heating.



Dining/Kitchen:

18'9" x 12'4" (5.71 x 3.75)

Extended room with double glazed door to the rear, two double glazed rear windows, open ceiling with two Velux roof lights, extensive range of modern kitchen base units with complementary worksurfaces, island unit with complementary worksurface, ceramic sink with mixer taps, breakfast bar, range cooker with stainless steel splash back and extraction hood, gas fired central heating boiler in tall cupboard, double glazed gable window, tiled flooring with under floor heating, recessed spot lights, sound system, built in fridge, washing machine, dishwasher, cloakroom/WC off.



Kitchen:





Dining:



WC/Cloakroom:

Low flush WC, wall mounted wash hand basin, double glazed window, tiled floor.

FIRST FLOOR:

Landing:

Access to 3 bedrooms and bathroom, double glazed gable window with views, double doored cupboard with shelf, loft access with ladder.

Bedroom 1: Front

11'5" x 10'10" (3.48 x 3.30)

Double bedroom with double glazed window, radiator, built in wardrobe with shelf.



Ensuite Shower Room:

4'11" x 4'10" (1.50 x 1.48)

Shower enclosure with shower off the system, pedestal wash hand basin, low flush WC, heated towel rail, double glazed gable window, boarded walls.





Bedroom 2:

11'4" x 6'0" (3.45 x 2.45)

Good sized single bedroom, double glazed window, radiator, built in shelved cupboard.



Bedroom 3:

11'2" x 7'8" (3.40 x 2.16)

Good sized single bedroom, double glazed window, radiator.



Bathroom:

5'10" x 4'11" (1.77 x 1.49)

3-piece white bathroom suite comprising P-bath with shower over off the system, shower screen, pedestal wash hand basin, low flush WC, recessed spotlights, boarded walls, heated towel rail.



OUTSIDE:

Front:

Cottage style garden with stone and hedged boundaries, mature shrubs and flower beds, paved area.





Rear:

Fenced paved area with gate access to the rear parking court, raised plinth, side gate, small, attached shed, paved parking space access via Raines Garth.



Directions:

Leave the Settle Office down Church Street, over the river bridge into Giggleswick, go left after the school down Belle Hill. At the bottom go right through the village then take the next left on to Raines Road, proceed approximately a quarter of a mile turn left in to Raines Garth. The parking for Sunnybeck is straight ahead to the rear of the property. A For Sale board is erected.



Tenure:

Freehold.

Note the owners are prepared to sell the property as a holiday let going concern, hence all the fixtures/fittings will be included, unless otherwise stated, full holiday let details can be viewed at [Luxury Holiday Cottages in North Yorkshire - Carol's Places \(carolsplaces.com\)](http://www.carolsplaces.com)

Services:

All mains' services are connected to the property.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

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.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

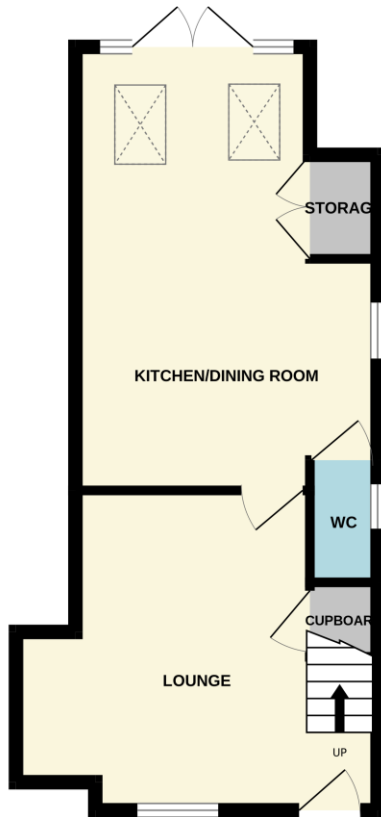
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band “

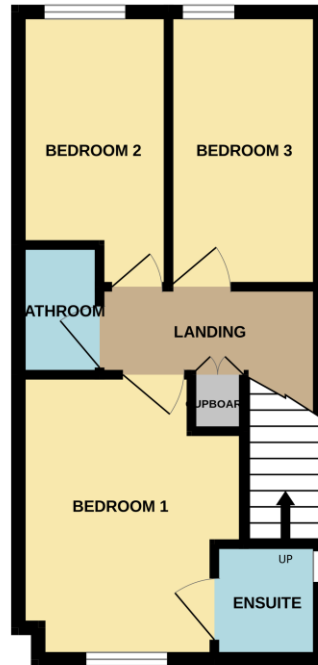
3, Southend Giggleswick SETTLE BD24 0BW		Energy rating C
Valid until 29 November 2028	Certificate number 7108-7986-7229-4238-3974	
Property type	end-terrace house	
Total floor area	84 square metres	



GROUND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA - 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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