



TARA, 5 MAIN STREET, LANGCLIFFE
£375,000





TARA, 5 MAIN STREET, LANGCLIFFE, SETTLE, BD24 9ND

Three double bedroomed stone built character cottage located in a fantastic position in the centre of Langcliffe Village, with open aspects towards the Village Green and surrounding hills.

Spacious extended accommodation laid over two floors plus a cellar, with many interesting character features evident.

Well presented throughout with two reception rooms large breakfast kitchen and rear extension and utility room to the ground floor. Cellar with curved stone staircase down.

Three large bedrooms one with 4-piece ensuite and house bathroom to the first floor.

Double glazed timber windows and gas fired central heating, Rayburn stove. Boarded internal doors, exposed beams, multi-fuel stove, real charm.

Ideal property for a family home, well worthy of internal inspection to appreciate the size, layout, character and features and views.

Langcliffe is a very popular village located within the Yorkshire Dales National Park approximately one mile from the Market Town of Settle.

The village has an active village community with Village Hall and Church.

Settle has all local amenities including independent shops, pubs, cafes, supermarket, school and recreational facilities.

Including Railway Stations at Settle on the famous Settle to Carlisle railway and Giggleswick Station with trains to Skipton and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Study, Dining Room, Kitchen, Utility Room.

Lower Ground Floor

Cellar.

First Floor

Landing, Bedroom 1 plus Ensuite, 2 further Bedrooms, House Bathroom.

Outside

Unrestricted Street Parking

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

7'1" x 6'1" (2.15 x 1.85)

Solid external entrance door, boarded pine internal doors, access to lounge and dining room, doored staircase to the first floor, tiled floor, doored access to cellar.





Lounge:

19'0" x 13'5" (5.79 x 4.08) max

Superb room, multifuel stove within recessed fireplace with wood mantle on flagged hearth, double glazed timber window to the front with window seat, glazed double doors to the rear with access to the study, two radiators, beamed ceiling, built in dresser unit.



Study:

Rear extension, double glazed lantern roof, recessed spotlights, interesting light space.



Dining Room:

10'1" x 13'8" (3.07 x 4.16)

Dual aspect with two double glazed timber windows, one bow window to the front, one to the gable, access to the kitchen, radiator, wall lights, ½ glazed double doors to the kitchen.





Kitchen:

13'4" x 13'9" (4.06 x 4.19)

Range of modern kitchen base units with complementary wood worksurfaces, wall units, gas fired green Rayburn within recess with tiled back, built in electric oven, electric hob, extraction hood, 1½ bowl stainless steel sink with mixer taps, dishwasher, beamed ceiling, part glazed side external entrance door, double glazed window, tiled flooring, radiator, spotlights, boarded pine door to utility room.



Utility Room:

5'4" x 11'2" (1.62 x 3.40)

Plumbing for washer, tiled floor, store cupboard 3'0" x 5'4" (0.91 x 1.62)



LOWER GROUND FLOOR:

Cellar:

5'4" x 11'2" (1.62 x 3.40)





FIRST FLOOR:

Split Landing:

5'10" x 10'0" (1.77 x 3.04) plus 3'8" x 5'2" (1.11 x 1.57)

Access to 3 bedrooms and house bathroom, double glazed timber window, radiator, boarded internal pine doors.



Bedroom 1:

13'7" x 10'1" (4.14 x 3.07)

Double bedroom, double glazed timber window, cast iron fireplace, radiator, wall lights, built in wardrobes, loft access with ladder to boarded loft, access to ensuite.





Ensuite Bathroom:

8'7" x 11'6" (2.61 x 3.50)

Large room, 4 piece bathroom suite comprising bath, shower enclosure with shower off the system, WC, vanity wash hand basin, built in shelved cupboard, double glazed timber window, heated towel rail, tiled walls to dado, fixed mirror.



Bedroom 2:

13'3" x 9'2" (4.03 x 2.79)

To the front, double bedroom, double glazed timber window, radiator, built in wardrobe/dressing table.



Bedroom 3:

14'1" x 13'10" (4.29 x 4.21)

To the rear, large double bedroom, exposed stone wall, built in wardrobes, double glazed window, wall lights, radiator, loft access.





House Bathroom:

10'4" x 5'10" (3.15 x 1.77)

3 piece suite comprising bath with shower over, WC, pedestal wash hand basin, double glazed window, radiator.



OUTSIDE:

The property has no outside space but there is a large forecourt area to the front which is part of the Parish Council land, unrestricted parking is close by.



Directions:

Leave the Settle office to Langcliffe on the B6479, take the 2nd right turn into the village onto New Street, Tara is at the end of the row on the right hand side facing the village green, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

All Mains services are connected to the property.

Age:

Pre 1850.

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

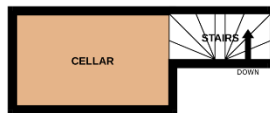
Council Tax Band 'D'

| | |
|---|---|
| 5 Main Street Langcliffe SETTLE BD24 9ND | Energy rating D |
| Valid until 11 October 2034 | Certificate number 9360-2768-0400-2804-3201 |

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



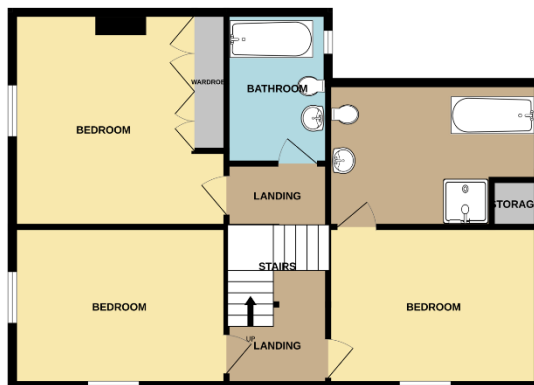
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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