



**8 HOLMEHEAD, LANGCLIFFE**  
**£240,000**





## 8 HOLMEHEAD, LANGCLIFFE, SETTLE, BD24 9NW

Two bedroomed, stone built, and extended character cottage, located in a superb position at Holmehead which comprises a small cluster of former mill workers cottages.

The property is approximately a quarter of a mile from Langcliffe Village and is adjacent to the River Ribble, situated on a small cul de sac street with no passing traffic.

Well-presented and upgraded by the current owners with recently installed gas fired central heating system, new vacuum glazed sash windows and many features evident.

Open plan style accommodation to the ground floor with lounge area having wood burning stove, kitchen with staircase to the first floor, rear extension providing rear entrance and modern bathroom. First floor, landing with access to 2 bedrooms.

Outside, rear garden/yard with pleasant tranquil aspects over the mill pond.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Lounge, Kitchen, Rear Lobby, Bathroom

#### First Floor

Landing, 2 Bedrooms

#### Outside

Forecourt Parking, Rear Cottage Style Garden with Aspects Over the Mill Pond.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Lounge/Kitchen:

Open plan room with lounge area to the front opening to rear kitchen area.

##### Lounge Area:

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

Solid external entrance door, vacuum glazed sash window, wood burning stove in recessed fireplace on flagged hearth, exposed stone head, radiator, space for table, spotlights.







### **Kitchen Area:**

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

Range of base and wall units with complementary work surfaces, wall cupboards, electric built in oven, electric hob, stainless steel sink with mixer taps, built in fridge, single glazed window, staircase to the first floor, spotlights.



### **Rear Hallway:**

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

½ glazed upvc external entrance door, double doored cupboard housing plumbing for washing machine with cupboard over.

### **Bathroom:**

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

Three-piece white bathroom suite comprising bath with drencher shower over off the system, vanity wash hand basin with drawers, heated towel rail, recently installed gas fired combination boiler (Worcester), under floor heating, upvc double glazed window.



## **FIRST FLOOR:**

### **Landing:**

Access to 2 bedrooms.

### **Bedroom 1: to the front**

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

Good sized double bedroom, vacuum glazed sash window, radiator, loft access





### **Bedroom 2: to the rear**

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

Good sized single bedroom, vacuum glazed multi paned window with views over the mill pond, radiator.



### **OUTSIDE:**

#### **Front:**

Parking space

#### **Rear:**

Pleasant paved rear garden with borders, views over the mill pond, walled boundaries.



### **Directions:**

Leave the Settle office, down Church Street to Bridge End. Turn Right on the B6479 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:**

All mains' services are connected.

**Age:**

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.

**Local Authority:**

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

Council Tax Band 'B'

8 Holme Head Langcliffe SETTLE BD24 9NW		Energy rating <b>D</b>
Valid until <b>2 April 2035</b>	Certificate number <b>0095-3008-7204-7855-9204</b>	



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