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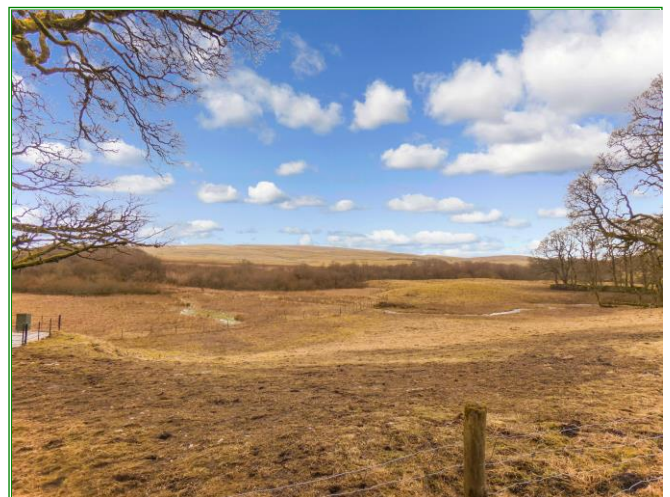
"For Sales In The Dales"

Rock Cottage, Malham



- Detached Victorian Home
- Magnificent Estate Setting
- 3 Double Bedrooms. Bathroom
- Lounge With Stove
- Dining Room/4th Bedroom
- Modern Fitted Kitchen/Diner
- Large Lawned Garden
- Open Aspect Views
- Internal Works Required
- No Onward Chain

Guide Price £425,000 - £475,000



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J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

Rock Cottage, Malham

DESCRIPTION

Rock Cottage is a superb, Victorian property located within the Malham Tarn National Nature Reserve with the Pennine Way passing through. The Reserve occupies a woodland setting with views over Malham Tarn. Within a walking distance you can reach Malham Cove and Goredale Scar.

Malham boasts stunning scenery and offers an excellent Primary School (at Kirkby Malham), two pubs and a village shop. The nearby market towns of Skipton and Settle are within a 30-minute drive offering train links, supermarkets, schools and pubs.

Previously the property was occupied by staff for the Malham Tarn Field Centre and work had been started to renovate the property. The property requires decorative finishing, and possible changes to the first-floor layout.

On the ground floor there are two reception rooms, family bathroom and modern fitted kitchen. Upstairs there are three good size double bedrooms all with lovely open aspect views.

Externally the property sits in a generous plot, mostly laid to lawn with a handful of mature trees. Private paved patio to the rear. Ample parking is available along the private road to the Estate.

Offered with no onward chain. Video viewing available.

GROUND FLOOR

ENTRANCE HALL

Vinyl flooring. Fire alarm box. Radiator. Under stairs cupboard. Front door.

LOUNGE

14' 0" x 12' 9" (4.27m x 3.89m) South facing lounge. Floorboards. Fireplace housing wood burning stove. Wall cupboard. Radiator. Two mullion windows with views.

INNER HALL

Vinyl flooring. Radiator. Door to staircase.

BATHROOM

8' 6" x 6' 6" (2.59m x 1.98m) Downstairs bathroom. Modern white bathroom suite. Vinyl flooring. WC. Wash basin. Bath. Shower. Mullion window to side.

KITCHEN/ DINER

15' 6" x 9' 0" (4.72m x 2.74m) Large modern dining kitchen. Range of wall and base units. Single drainer stainless steel sink. Electric oven with ceramic hob. Extractor hood. Plumbing for washing machine. Door to rear. Window to side.

FIRST FLOOR

LANDING

Turned wooden staircase.

BEDROOM ONE

14' 3" x 13' 0" (4.34m x 3.96m) Front double bedroom. Floorboards. Radiator. Wash basin. Built in cupboard. Feature Cast Iron fireplace. Mullion window with views.

Rock Cottage, Malham

BEDROOM TWO

14' 0" x 10' 0" (4.27m x 3.05m) Front double bedroom. Floorboards. Radiator. Wash basin. Mullion window with views.

BEDROOM THREE

12' 10" x 9' 0" (3.91m x 2.74m) Rear double bedroom. Floorboards. Radiator. Wash basin. Built in cupboard. Window with views.

OUTSIDE

Located on a private road leading the to the Estate. Ample space to park along the road to the front of the property.

Large lawn garden with mature trees. Open aspect views. Private paved patio to the rear. Oil tank. External oil central heating boiler.

SERVICES

Mains electric. Private water and drainage supply for the Estate (maintenance contribution).

Line of sight broadband (good service) system in conjunction with the Estate.

Rock Cottage, Malham

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	Ask for a video viewing first - In person viewings by appointment only. PPE must be worn at appointment. We aim to accompany viewings 7 days a week.
Local Authority	Craven District Council
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

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ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at jrhopper.com and onthemarket.com

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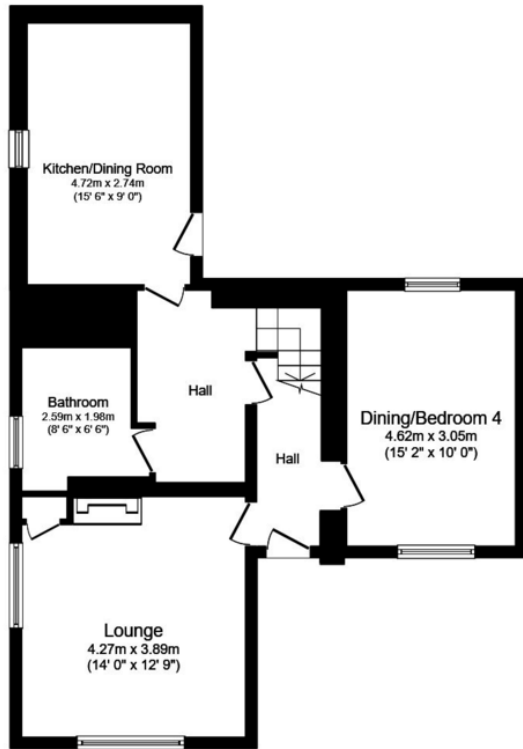
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ENERGY PERFORMANCE CERTIFICATE

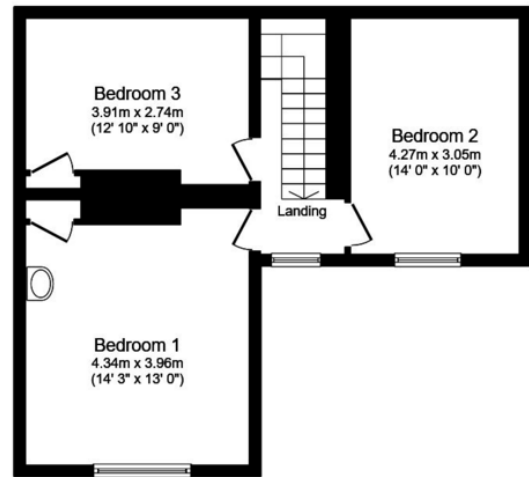
Property: Rock Cottage, Malham Tarn House, Malham Moor, Settle, BD24 9PU

Energy Efficiency Rating Current TBC Environmental Impact Rating Current TBC

Rock Cottage, Malham

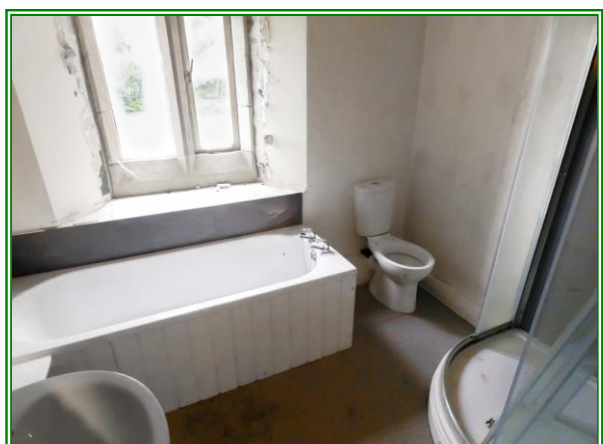


Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Rock Cottage, Malham

