



Railway Cottages | | Bolton Abbey | BD23 6AQ

£342,950

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## 2 Railway Cottages | Bolton Abbey | BD23 6AQ £342,950

If Character and quaint are high up on your list of attributes to suitable properties then look no further. This original railway cottage is steeped with character and charm. The accommodation has been sympathetically upgraded by the current owner and now comprises; an entrance hall with useful coat hooks, a cosy sitting room with a wood burning stove, dining kitchen with central island and a useful larder/entrance vestibule off, upstairs to the first floor there are two double bedrooms and a luxury house bathroom with freestanding bath. The larger of the two bedrooms gives access to a staircase leading to an attic studio room currently used as an office. Outside there is ample parking space, enclosed gardens to the front, whilst to the rear there is a stone built out house, enclosed paved garden and a further lawned garden beyond.

- Character stone built cottage
- Studio study area
- Walking distance to Bolton Abbey
- High Ceilings
- Two bedrooms
- Country side setting
- Recently upgraded Kitchen and bathroom

### Entrance hall

A composite (Rockdoor) and glazed entrance door leads into an entrance area with wood effect flooring and feature tiled panel. Useful coat hooks.

### Sitting Room

13'10 x 13'10 (4.22m x 4.22m)

A wonderfully cosy space with a feature fireplace with brick inset and stone hearth. The wood burning stove creates a focal point to this room, there are built in cupboards and shelves, wood effect herringbone laid flooring, a period style radiator and a window to the front elevation.



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### Dining Kitchen

14'10 x 8'11 (4.52m x 2.72m)

Renewed within our clients ownership a country style kitchen comprising a range of coordinating wall and base units, display cabinets, wooden work tops, tiling to the splash areas and a central island with built in wine rack, wine fridge and further storage cupboards. There is plumbing for a washing machine, space for a fridge and oven. A Yorkshire stone flagged floor, windows to the rear and side elevation.

### Rear Entrance Vestibule

5'09 x 3'08 (1.75m x 1.12m)

A continuation of the Yorkshire stone flooring, composite stable style Rockdoor leading to the rear garden. Useful shelving.

### Stairs to the first floor

With an airing cupboard off.

### Bedroom One

10'08 x 9'03 (3.25m x 2.82m)

Having a window to the front elevation, recessed shelved storage area and picture rail. Stairs providing access to the studio attic room.

### Bedroom Two

10'08 x 8'11 (3.25m x 2.72m)

With a window to the rear elevation and fitted plantation shutters.

### Studio attic room

13'11 x 8'09 (4.24m x 2.67m)

Stairs leading off bedroom one provide access to this useful space, currently providing a study work from home space for the owner. There is Velux window to the ceiling and eaves storage cupboards.

### Bathroom

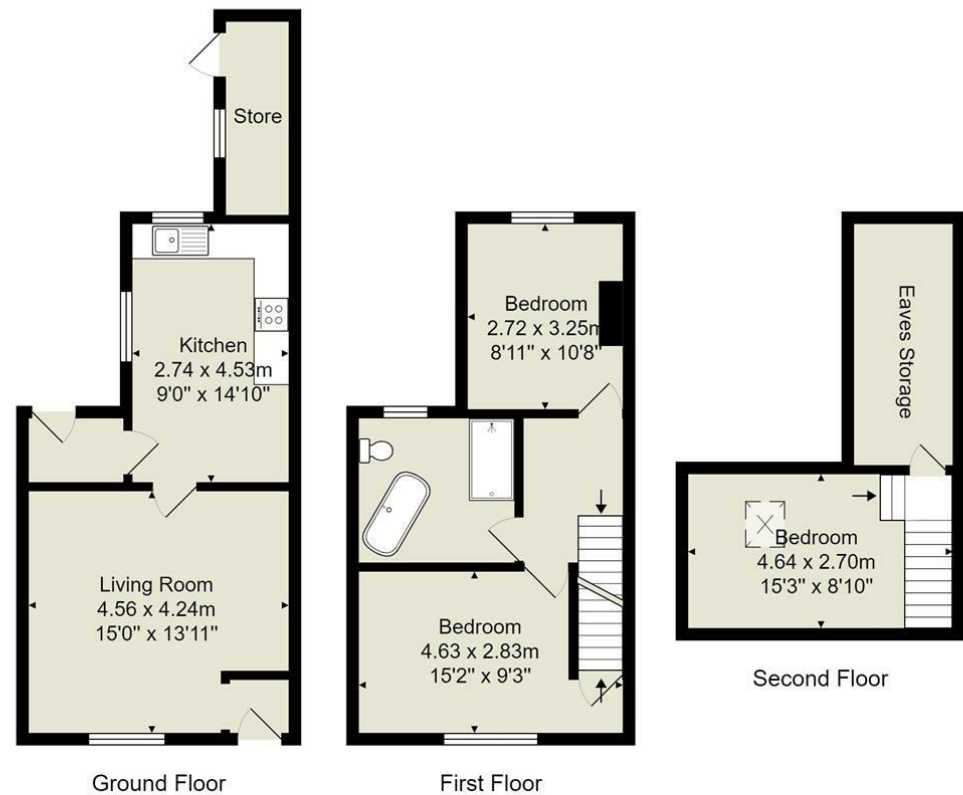
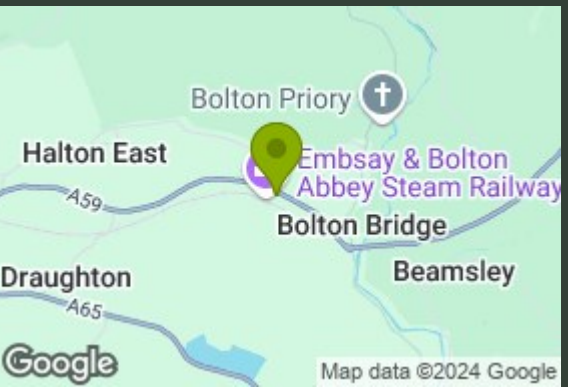
A luxury bathroom of large proportions comprising a free standing bath, double walk in shower, concealed unit WC, vanity sink unit, period style radiator with towel rail over. Wood effect ceramic tiled flooring, tiling to the wall areas and a window to the rear elevation.

### Gardens

The property is approached by a stone path leading to the front door and covered porch area. Electric car charging point. There is an enclosed paved garden with shrub borders to the front. To the rear of the cottage there are stone steps leading down to a further enclosed courtyard garden with a Southerly aspect. Stone built outhouse with power lights and stainless steel sink and drainer. Also housing the boiler. Beyond the gate there is a further lawned garden area.

### Agents Notes

The current owner has replaced the double glazing in the sitting room, kitchen and bedroom two within her ownership.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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