



JACOBS' COTTAGE



HALTON EAST



WELCOME

Tranquil family living can be found in the characterful charm of Jacobs' Cottage. This four-bedroom cottage built in circa 1648, located in the sought-after village of Halton East, offers majestic views, secluded gardens, on and off-street parking, an idyllic rural setting and lies just four-miles from the historic market town of Skipton.

The current owners have carefully upgraded and decorated the 17th Century home to create a beautiful fusion between historic features and more contemporary finishes. Park on the street and make your way up the central path of the front garden. Note the pretty country cottage feel and symmetry of the home, built in traditional Yorkshire stone. Before entering, you can truly feel the external peacefulness and rurality with far reaching countryside elevations.



BEAUTIFULLY STYLED



Come through the front door into a handy and inviting porch-way where glimpses of exposed stonework add a greater depth to the neutral décor. Step out of the chill and doff your shoes and broly before continuing further into the home.

Take the door into the hall that splits to the main living areas both left and right and a central staircase that takes you to the sleeping quarters of the home. The downstairs areas, except the living room, are finished with hardwood or flagstone flooring, well-suited, and practical for busy rural family living.

Move into the kitchen, on the right to be greeted by the soft purple hues of the units with Farrow and Ball finish. Deep exposed wooden beams in the kitchen creating a really special space to sit and enjoy breakfast, next to the comforting heat of the large electric Everhot.

The kitchen counter allows for plenty of workspace to create sumptuous meals as well as tons of under-counter storage and a dishwasher. Although you could use the dishwasher, with such magnificent aspects out to the front garden and fields beyond you may be inclined to wash up in the double sink. Built-in tall fridge and larder cupboard, stand opposite the under-stairs pantry, ideal for storing additional kitchen paraphernalia.



PERFECTLY CONNECTED

The natural flow of the downstairs takes you from one room to the next in an effortless loop and with a straight vista through from the kitchen to the back garden it creates a bright and welcoming space that draws you forward. Take the step up into a creative area – reading nook, library, breakfast room. Move through the glazed opening into the sun room. This bright room is drenched in light from floor to ceiling windows and doors along with a skylight creating warmth and a place to relax. Utilise this area as a dining room, entertain by candlelight, and let guests get the full extent of the serene home. Double sliding doors allow for a continuity between indoors and outdoors with the living area extending out onto the terrace, perfect for summer BBQs. Loft access allows for additional storage.



WARM & COSY

Retrace your steps, turning right as you come out of the summer room into a convenient space, with cream tiles to allow for a light and bright area, with separate downstairs toilet, a great location for guests to freshen up in. Opposite a coat cupboard, central to the home, creates storage for the macs and shoes. The music room follows, deep rosy red walls, exposed oak beams, flagstone flooring, original classic Yorkshire stone fireplace, oak corner cabinets and doors are reminiscent of the home's origins. This could become a little bit of paradise for the children as a playroom or cosy snug for the family to hunker down and watch movies.





HEART- WARMING



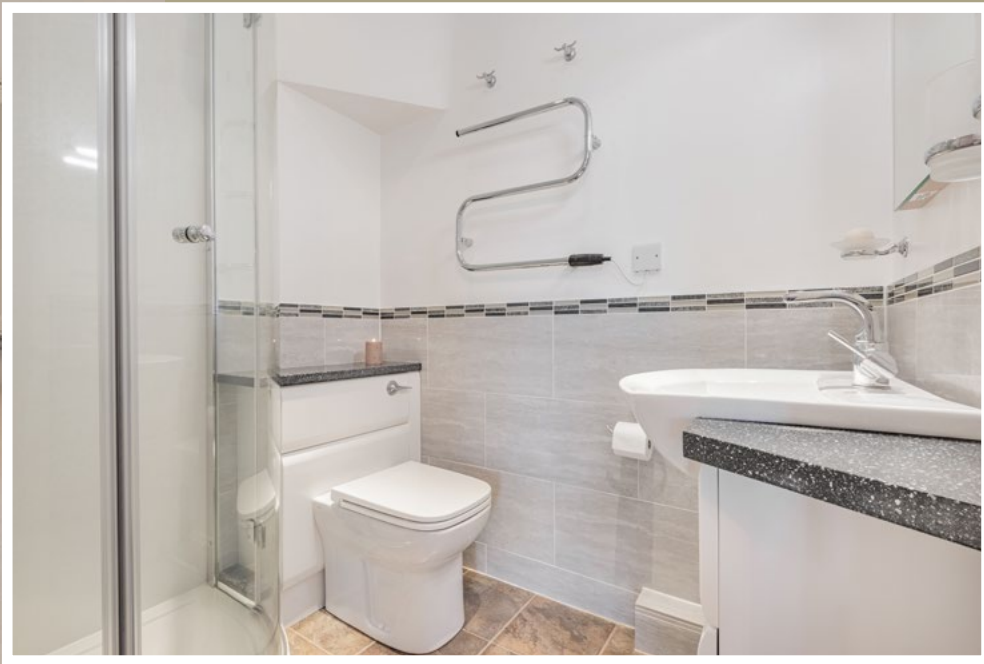
Decorated in calming blue hues, beside the established character of the room, the lounge is a grown-up haven formed around the large feature stone fireplace, complete with another bread oven and dual fuel fire. The rich oak beams of the ceiling and full panelled wall add depth, and large window to the front of the home allow you to sit and relish the landscape.

SLICE OF HEAVEN



Continue into the hallway and ascend the stairs, under the ornate archway, to the bedrooms. At the top of the stairs, turn first right into bedroom two, spacious and bright, with aspects over the fields. A peaceful pale pink room with oodles of space for dressing table, double bed and bookcase as there are also two built-in wardrobes set into one wall.

Take the step down into bedroom three, this time facing the rear of the home with a window peeking out across the back garden to the hills beyond. A slightly smaller room but still with adequate capacity for free-standing furniture and a double bed.





SOAK & SLEEP



Adjacent to this is the newly refitted spacious family bathroom with underfloor heating. It is luxurious and peaceful where the colours of the surrounding countryside have been brought into the room mirroring the serenity outside. Soft greens lavish the walls where you can soak in the bubbles, in the roll top bath or wash away busy days in the double walk-in shower.

Across the hall stands the generous master suite featuring double bed, dressing tables and magnificent aspects to wake up to everyday. Jacobs' Cottage isn't short of storage and the principal bedroom shows this with two double built-in wardrobes. Refresh in the contemporary en-suite comprising shower, toilet and wash hand basin.



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Sitting in the front garden
having lunch in the sunshine
is just lovely.

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GLORIOUS GARDENS

Discover peace and tranquillity in both the front and back gardens. The pretty country cottage garden to the front, faces south-east and is lavished in sunlight for most of the day. Due to the peaceful nature of the road, enjoying morning coffee or alfresco dining on the patio will be agreeably private. A central stone path, lined with low box ball hedges is softened with flowering perennials and spring bulbs, leading up to the front door creating a front garden of symmetry, finished with a low stone wall boundary. Both sides of the garden have been cleverly designed creating patio areas, rose bushes, evergreens and mature shrubs.

Extend the living space by leaving through the double sliding doors of the summer room and stepping out onto the paved terrace where entertaining in the warmer months will be effortless. A gravel path takes you directly to private parking ensuring easy access to the home with bags after the big shop.

Take the three stone steps onto the manicured lawn. The lush green of the grass is bordered by mature shrubs and bushes, scattered with seasonal flowers. Easy to maintain this garden promises summer parties on the lawn, a place for children to get their hands dirty and a secure area for pets to explore. It is also filled with potential, as the green fingered owner could create a corner for growing veggies, and there would still be ample space. Tranquil, secluded and pretty as a picture it's a true countryside garden for you to enjoy. Beyond the wall of the back garden, take the wooden gate and discover a potting shed for the avid gardener alongside a single detached garage, ideal for storing all the gardening equipment as well as bikes and other sporting gear. Note the handy off-street gravel parking for at least three cars.

Jacobs' Cottage is filled with unique features and delivers all the charm and tranquility of rural family living surrounded by the rolling hills and countryside of the Yorkshire Dales. With amenities, schools, walks, and towns close by it is the best of both worlds.



OUT AND ABOUT

The home is truly the epitome of the best of both worlds with majestic rural views, a peaceful village, walks from your doorstep over fields and hills and necessary amenities in close proximity.

A day out that the whole family will love awaits, all year round, at the sublime grounds of the Bolton Abbey Estate, a mere 25-minute walk away from the home. Cross the infamous stepping stones of the River Wharfe and take the serene path up the river bank to the Cavendish Bridge. Take the bridge over to the Cavendish Pavilion and indulge in afternoon tea before heading home, suitably replete. Hesketh Farm Park located nearby is a must for the children and grandchildren. This working farm gives the children an insight into animal husbandry allowing them to feed and groom the animals, collect eggs and experience life on a farm. Why not go on a tractor ride or grab a coffee and let the children blow of some steam in the adventure playground.

Just north of the home is the village of Malham. Spend hours admiring the surrounding countryside, walking the magnificent limestone pavements and natural tourist attractions of Malham Cove and Tarn, both of which will entice you to return again and again. Of course, the hustle and bustle of a larger town is close at hand with both Skipton and Ilkley a 10/15-minutes' drive away offering up cinemas, supermarkets, schools, leisure centre, weekly markets, cafés, restaurants, pubs, shops, and theatre to name a few. You will also find excellent commuting opportunities with direct trains to Leeds, Bradford and London.

Find the prominent Victorian town of Harrogate, just over half an hour away by car, where you can enjoy the weekend in the theatre to the art gallery or dining on a delicious meal in the infamous Bettys Café Tea Rooms.





ASK THE OWNERS

Where do I go when I need...



Restaurant?

The brasserie at the Devonshire Arms is just lovely. The Sunday lunch is the best we have eaten!



Doctor?

You will find surgeries in both Skipton and Ilkley.



Pub?

Enjoy a glass of something cold at the Elm Tree Inn in Embsay.



Day out with kids?

Billy Bob's Parlour has the most amazing ice-cream, a good American diner and play areas to explore.



Schools?

Ilkley Grammar and Ermysted's Grammar School both provide a good education. Nearby Addingham and Ilkley have lovely primary schools.



Big shop?

There are lots of big-name supermarkets in Skipton as well as in many of the nearby towns.

FINER DETAILS



Home:

- Skipton has again been included in the top 20 ‘happiest places to live’ in the UK, ranked 6th nationally
- Freehold
- Oozing character
- 4 bedrooms, 2 bathrooms, 3 reception rooms
- Newly fitted bespoke Eastburn country kitchen with Everhot cooker
- 4 parking spaces and garage
- Incredible views

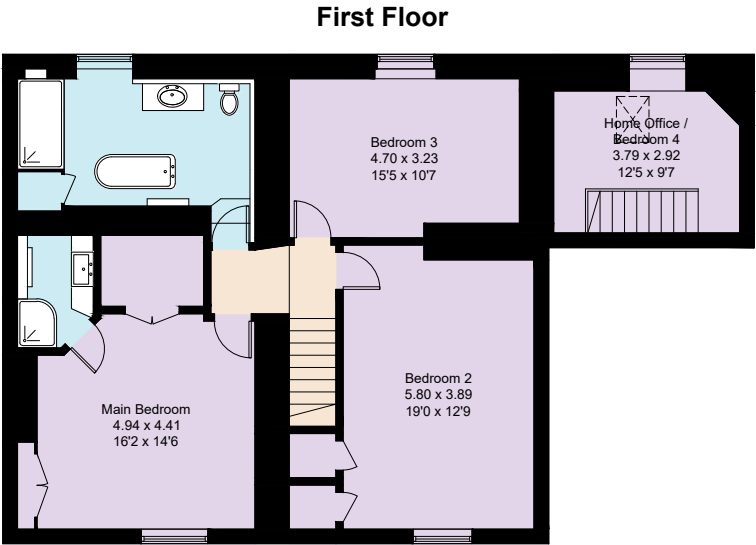
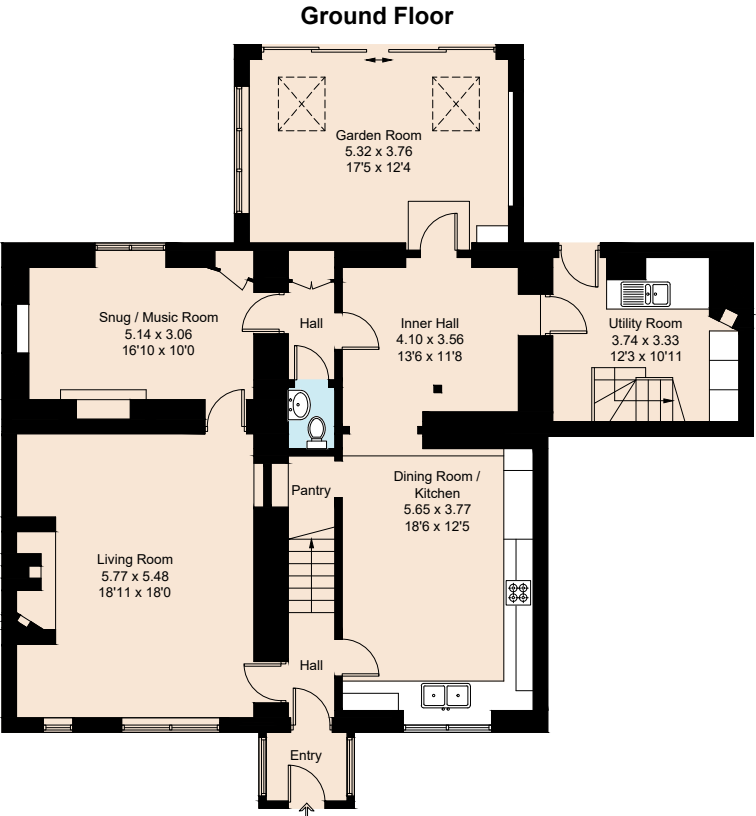
Services:

- Mains electricity and water
- Mains drainage
- Oil heating
- Fibre internet and good phone coverage for most networks

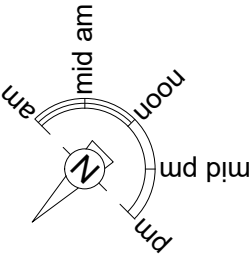
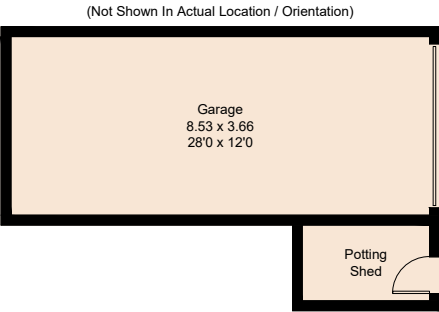
Grounds and Location:

- Grassed area
- Patio area front and rear
- Single garage
- Potting shed
- Private parking for 4 cars
- Views over Beamsley Beacon, Black Hill, fields and moors
- Bolton Abbey and Skipton close by

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



Jacobs Cottage



Approximate Gross Internal Area
Ground Floor = 136.9 sq m / 1473 sq ft
First Floor = 109.2 sq m / 1175 sq ft
Garage = 31.2 sq m / 336 sq ft
(Excluding Potting Shed)
Total = 277.3 sq m / 2984 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1047044)



Jacobs' Cottage, Halton East, Skipton, BD23 6EH



Directions: From Skipton take the A59 towards Harrogate, cross 2 roundabouts then take the left turn signposted 'Halton East/Embsay'. At the crossroads, take the right-hand turn and continue past Billy Bob's ice cream parlour. In the village take the right fork onto 'Chapel Lane' and continue through the village. Jacobs' Cottage is on the left-hand side; you will see the AshdownJones sign at the end of the path to the front door.



WHAT3WORDS: spruced.fuse.fallen