



## Bow Cottage, Cononley, BD20 8NB

**Asking Price £314,950**

- THREE DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION THROUGHOUT
- CLOSE TO AMENITIES
- POPULAR VILLAGE LOCATION
- ENCLOSED GARDEN TO REAR
- CHARACTER FAMILY HOME
- EXCELLENT TRANSPORT LINKS

# Meadow Lane, Cononley BD20 8NB

This charming stone-built, three-bedroom home with enclosed rear garden is situated in the heart of Cononley village, renowned for its excellent transport links and highly regarded primary school. Offering a wealth of character and space, this delightful family property provides deceptively spacious accommodation throughout.



Council Tax Band: C



## PROPERTY DETAILS

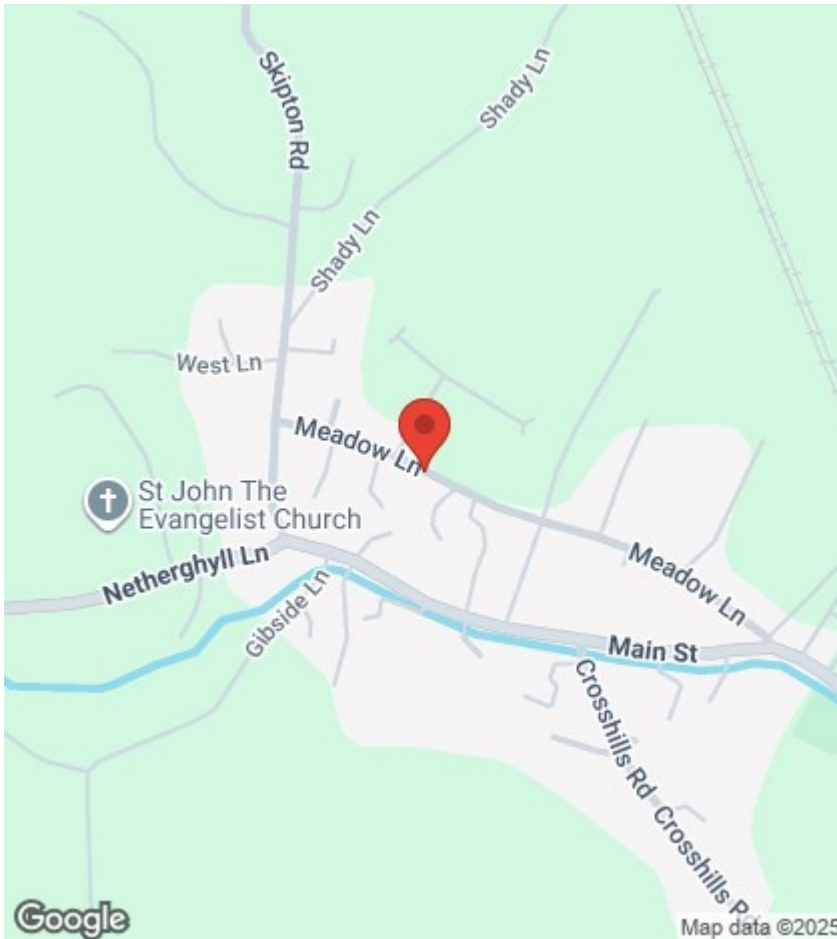
Converted in 1972 and owned by the same family ever since, this charming stone-built three-bedroom home is situated in the heart of Cononley village, renowned for its excellent transport links and highly regarded primary school. Offering a wealth of character and space, this delightful family property provides deceptively spacious accommodation throughout.

The home opens into a welcoming entrance hall with a useful storage cupboard, leading to a large, light-filled lounge featuring a multi-fuel stove and opening through to an expansive dining area. The tastefully fitted kitchen is complemented by granite worktops, a walk-in pantry providing additional storage, and direct access to a generous cottage-style garden through the rear entrance.

Upstairs, a spacious landing with loft access leads to three well-proportioned double bedrooms and a modern three-piece bathroom suite with an electric shower over the bath and ample built-in storage. The property benefits from gas central heating and double glazing throughout, with pedestrian access also available through a neighbouring property if required.

Cononley is a highly sought-after village offering superb connectivity by both road and rail, with the local train station just a short walk away providing easy access to Leeds, Keighley, Bradford, Skipton, and beyond. The village primary school, rated 'Good' by Ofsted, is also within easy walking distance.

This wonderful home is likely to appeal to a wide range of buyers seeking a characterful property in a well-connected and desirable village setting. Early viewing is strongly recommended to appreciate the full charm and potential of this lovely home.



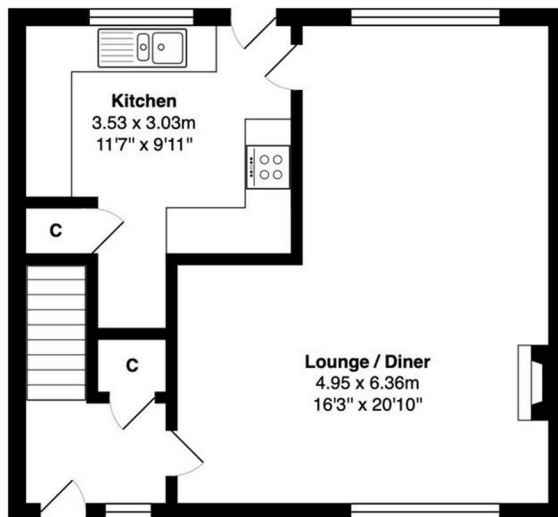
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

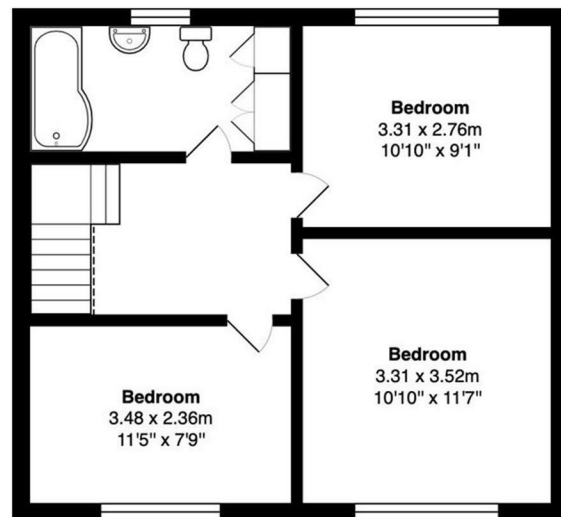
## EPC Rating:

C

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>86</b>               |
| (69-80) <b>C</b>                            | <b>72</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



Ground Floor



First Floor

Total Area: 88.6 m<sup>2</sup> ... 953 ft<sup>2</sup>

All measurements are approximate and for display purposes only