



## 7 Low Lane, Grassington, Skipton, BD23 5AU

**Asking Price £360,000**

- TWO BED DETACHED COTTAGE
- ELEVATED POSITION
- CLOSE TO VILLAGE SQUARE AND AMENITIES
- WALKS FROM THE DOORSTEP
- NO ONWARD CHAIN
- FABULOUS FAR REACHING VIEWS
- ATTRACTIVE ENCLOSED FRONT GARDEN
- GOOD BUS LINKS
- SOUGHT AFTER DALES VILLAGE SETTING
- VIEWING A MUST



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Don't miss the opportunity to acquire this exceptional, chain free, two-bedroom detached cottage, enviably positioned in the upper part of Grassington. This chocolate-box home is brimming with charm and character and enjoys breathtaking, far-reaching views from almost every angle. An elevated and generously proportioned garden further enhances the setting, making this a truly special property that must be seen to be fully appreciated.



Council Tax Band: D



## PROPERTY DETAILS

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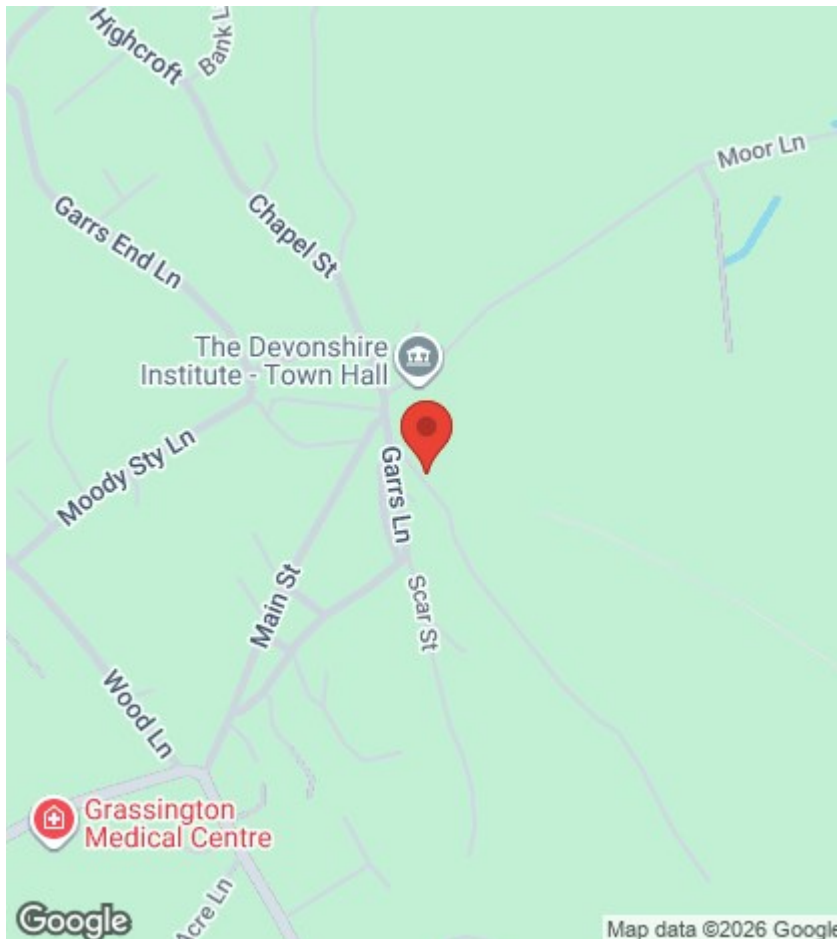
The accommodation is both welcoming and adaptable, lending itself to a variety of lifestyles. Whether you are seeking a permanent family home, a tranquil weekend retreat, or an outstanding holiday let, this delightful cottage meets the brief with ease, exuding warmth, charm, and character throughout.

The property is entered via a generous entrance porch which leads into a delightful sitting and dining room, featuring a characterful open fireplace and French doors opening onto the front garden, an ideal spot from which to enjoy the awe-inspiring views. The kitchen is located to the rear of the property, while the first floor offers a house bathroom, a spacious double bedroom, and a single bedroom with dual-aspect windows, both enjoying plenty of natural light.

Outside, the front of the cottage features a charming walled garden with a paved seating area, perfect for relaxing and taking in the stunning views, along with a useful timber shed. Situated on Low Lane, just off the main street of Grassington, the elevated position provides a real sense of privacy and outstanding scenery.

Grassington lies within the heart of the Yorkshire Dales National Park and is a highly sought-after village, offering a range of independent shops, cafés, bars, and restaurants, as well as an excellent primary school and a convenient bus service. The vibrant market town of Skipton is approximately nine miles away, providing further shopping, schooling, and direct rail links.

The property benefits from double glazing and electric storage heaters. If you are searching for a characterful home to make your own in one of the Dales' most picturesque villages, this enchanting cottage is not to be missed.



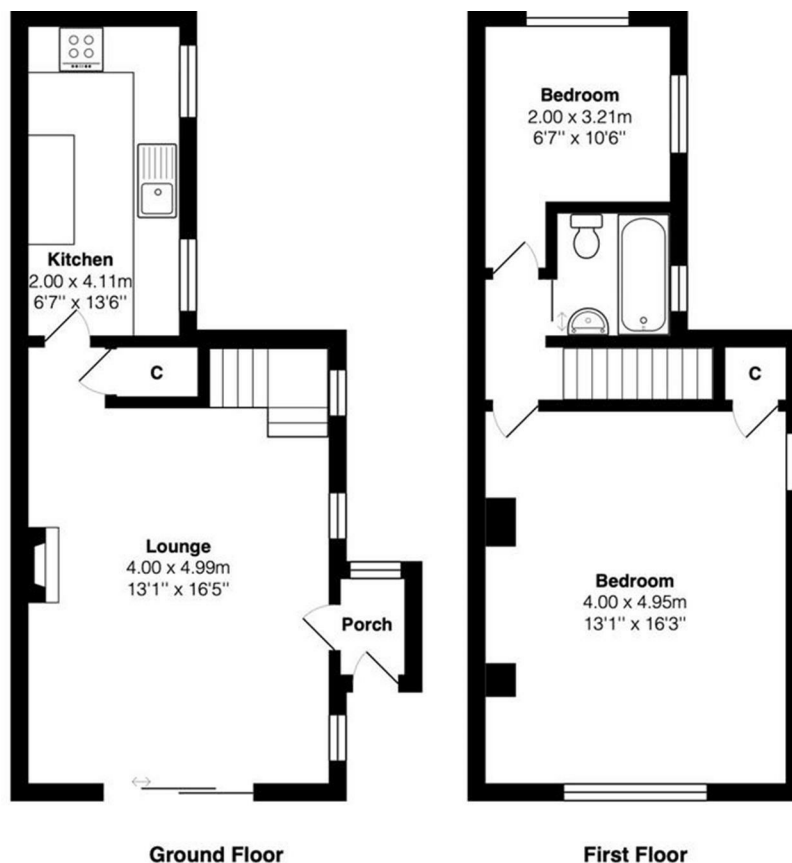
## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 66.7 m<sup>2</sup> ... 718 ft<sup>2</sup>

All measurements are approximate and for display purposes only