



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Bay Horse Cottage is a truly unique and characterful home, steeped in history and dating back to the 1780s. Originally a former guesthouse, this delightful two-bedroom cottage is nestled on the picturesque Silver Street in Fairburn.

The accommodation is thoughtfully arranged over two floors. On the ground floor, you'll find a well-appointed kitchen and a cozy lounge, perfect for relaxing after a long day. Upstairs, the first-floor landing leads to two generously sized bedrooms and a family bathroom. The property also benefits from double-glazed windows, a wood burning stove and gas central heating, ensuring comfort all year round.

Externally, the cottage boasts a low-maintenance side garden, ideal for enjoying the outdoors with minimal upkeep. One of the standout features of this charming home is the breathtaking open view over Fairburn Ings, offering a stunning natural backdrop.

This is a rare opportunity to own a piece of history in a beautiful location. Don't miss out – contact Tudor Sales & Lettings today on 0113 282 3056 to arrange a viewing!

Kitchen 4.23m x 2.87m (13' 11" x 9' 5")

Fitted with a wide range of wall and base units. Solid oak worktops. Breakfast bar. Belfast style sink and tap. Range style cooker. Tiled splashback. Tiled flooring. Central heating radiator. Double glazed window.

Lounge 4.40m x 3.02m (14' 5" x 9' 11")

Double glazed window to the front and double glazed French doors open to the garden area. Wood burning stove. Feature stone wall with wall lights.

Bedroom 1 4.15m x 2.88m (13' 7" x 9' 5")

Double bedroom with exposed beams. Central heating radiator. Double glazed window with views over Fairburn Ings.

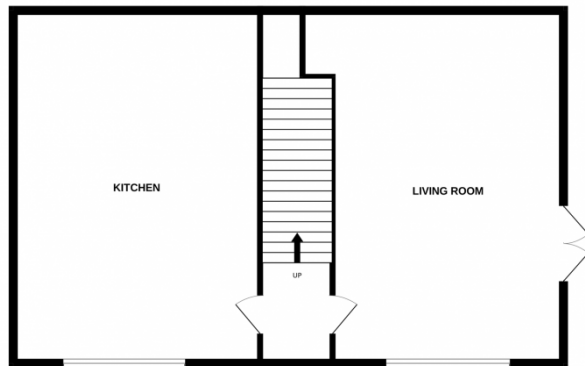
Bedroom 2 3.98m x 2.63m (13' 1" x 8' 8")

Double bedroom with exposed beams. Central heating radiator. Double glazed window with views over Fairburn Ings.

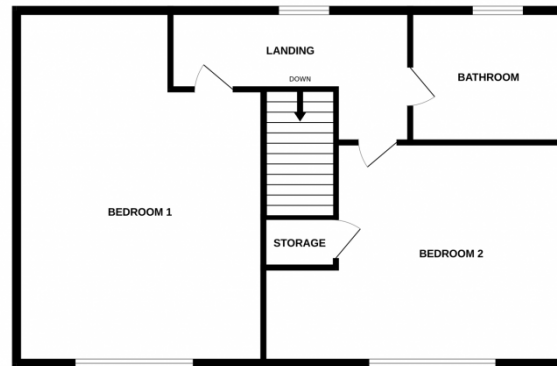
Bathroom 1.94m x 1.66m (6' 4" x 5' 5")

Tiled flooring and bathroom. Bath with shower over, wash hand basin and a push button wc. Double glazed window. Heated towel rail.


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Bay Horse Cottage, Fairburn

