



**LOWER SUMMER HOUSE COTTAGE
COWLING**



**A BEAUTIFULLY RESTORED 3 BEDROOMED
COTTAGE WITH PLANNING TO EXTEND, A PART
CONVERTED ANNEXE, APPROVAL FOR A NEW
GARAGE & FARM BUILDING AND CIRCA 2 ACRES
OF LAND SITUATED IN A PICTURESQUE RURAL
LOCATION WITH FANTASTIC VIEWS TOWARDS
COWLING PINNACLE**

PRICE: £530,000

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Situated in an idyllic backwater on the edge of the village, this semi-detached stone built cottage has been painstakingly restored to provide a beautifully presented family home, combining modern day comforts with a lovely blend of period features including exposed stone walls & beamed ceilings.

The cottage briefly comprises a Sitting Room with a feature double sided fireplace & solid fuel stove also serving a superb Living/Dining Kitchen with bespoke window seats on 2 sides; being complemented by 3 first floor Bedrooms and a stylish 4 piece Bathroom suite. Planning has also been granted to extend over two stories on 2 sides.

Work completed within the cottage is of a high standard and the same applies to an external detached Garden Room or Home Office, but there is also an incomplete Annexe with planning approval & potential for conversion. This could provide ancillary accommodation or possibly form a holiday let (subject to obtaining consent) enjoying fabulous uninterrupted views directly over fields and quite literally on the doorstep of the Pennine Way. There are also approximately 2 acres of land at a raised level on the south side with planning for a Garage and farm building/store (circa 1500 sq ft).

The complex stands in a enviable rural location surrounding by open fields & countryside whilst also being within only a couple of minutes drive of the well respected village of Cowling; ideally suited to those seeking the true pleasures of semi-rural living but also practically located for those who commute to work, having excellent links to Manchester via the M65 (with Leeds also within less than an hours drive).

Something of a one off, the cottage, Annexe, outbuildings & land really must be seen to appreciate the potential on offer, in further detail comprising:

Part glazed panelled door to:

SITTING ROOM: 15'9" x 9'7" with open staircase & feature stone wall (with store under and access to cellar), beamed ceiling with downlights, deep mullioned window with display sill & views over the garden and large solid fuel stove (double sided to the kitchen).



DINING / LIVING KITCHEN: 17'4" x 15'10" (into bespoke stone/panelled window seat) with range of wall and base units, Oak worktops, Belfast sink unit, oven & 4 ring electric hob with glass splashback and extractor hood over, integrated fridge/freezer and slimline dishwasher, large island unit with Oak top & breakfast bar (with additional fridge and pan drawers), exposed stone wall, ceiling downlights, exposed beams and lovely Oak mantel above the solid fuel stove.

BARREL VAULTD CELLAR: 13'0" x 6'9" with Worcester pressurised cylinder and space/plumbing for washer and dryer.



TO THE FIRST FLOOR

LANDING: with exposed stone wall, ceiling downlights and storage cupboard.



BEDROOM 1: 12'0" x 10'1" with exposed stone wall, beamed ceiling, stone window sill and high level storage space.



BEDROOM 2: 12'3" x 9'7" with exposed stone wall, access to roof void storage and windows on 2 sides with lovely views across the valley.



BEDROOM 3: 11'11" x 5'3" with ceiling downlights and feature mullioned window with views towards Cowling Pinnacle.

TO THE OUTSIDE

An extensive gravelled drive provides parking for several cars. A raised flagged patio gives access to a **GARDEN ROOM or HOME OFFICE:** 10'7" x 8'4" insulated with power & light, under floor heating and glazed doors enjoying rural views.

There is also a log store with a blue slate roof, a timber store, a stone garden store, a low level lawn, an oil tank and the boiler.

Incomplete ANNEXE / LODGE: 29'10" x 13'8" (with planning for conversion and an extension) offering considerable further potential and enjoying a fabulous uninterrupted outlook over fields towards Cowling Pinnacle.

There are 2 acres of land at a slightly raised level to the south side approached via a gravelled road, with planning approved for a large farm building/store and a garage (circa 1500 sq ft).



SERVICES: Mains electricity is connected. Water is from a spring, drainage is to a septic tank and the heating is oil fired. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band D.

POST CODE: BD22 0NF

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

