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A BEAUTIFUL 2 BEDROOMED PICTURE POSTCARD COTTAGE WITH MANY ORIGINAL FEATURES WITH A SUPERB GARDEN AND VIEWS IMMEDIATELY ADJOINING OPEN FIELDS AND COUNTRYSIDE



8 CRYER ROW SUTTON IN CRAVEN

Standing at the end of a small terrace of similar stone built weavers cottages and possibly dating back 200 years this charming character filled property provides **beautifully presented 2 bedroomed accommodation** comprising to the ground floor; a Sitting Room with **stripped floors boards** and a **multi-fuel stove with an attractive stone surround** and a **bespoke handmade Oak Dining Kitchen with granite working surfaces** which enjoys views over open fields and countryside to the rear.

To the 1st floor a generous **Master Bedroom with wide floor boards** and lovely long distance views to the front is complemented by **Bedroom 2** which has equally outstanding views to the rear, both having direct access to the Jack & Jill bathroom.

PRICE: £199,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



With further original features including attractive battened doors, beamed ceilings, stone steps to the first floor and a feature fireplace to the Master Bedroom, the whole having high quality fixtures and fittings throughout and for those seeking a character filled cottage will not be disappointed.

Nestled on the fringes of the ever popular village of Sutton in Craven the property benefits from a superb cottage garden with its dry stone walls, meandering pathways, clever planting and long distance views providing those with a passion for gardening and the outdoors with a peaceful and secluded retreat, with the cottage in further detail comprising:

TO THE GROUND FLOOR

COVERED ENTRANCE: with outside light and battened entrance door to:

SITTING ROOM: 14'0" x 12'0" with attractive cast iron wood burning stove in original stone surround with flagged hearth, wood strip floor, T.V. point, windows on 2 sides and a useful concealed store place under the stairs.



INNER LOBBY: with vinolay flooring and original stone staircase with handrail to the first floor.



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



DINING KITCHEN: 13'11" x 7'2" with a range of high quality handmade Oak units with a granite working surface over with complementary tiled walls incorporating a Belfast sink, Ignis 4 ring stainless steel gas hob and oven with an attractive extractor hood over, timber panelled ceiling with spotlights, washer plumbing, space for tall fridge freezer, slate effect vinolay flooring, 2 windows with views onto the fields to the rear and side stable style door.

TO THE FIRST FLOOR

LANDING: with exposed timbers and access to useful loft storage area.

BEDROOM 1: 14'0" x 12'0" with original wide floor boards, attractive cast iron fireplace in stone surround with flagged hearth, beamed ceiling, panelled door and 2 windows to the front elevation with long distance views.



BEDROOM 2: 8'0" x 7'9" with exposed timber ceiling and lovely views over the fields to the rear.

JACK & JILL BATHROOM: 12'8" x 5'9" (max) with a 3 piece suite in white comprising roll edged bath with ball and claw feet with central mixer taps and a Victorian style shower over with curtain and rail with mosaic tiled wall, pedestal wash hand basin with matching mosaic tiled splash back and low suite w.c. with matching tiled surround, Karndean flooring, spotlights in exposed timber ceiling, tall chrome ladder radiator, storage cupboard over the bulk head (also housing the Vokera combination boiler) and superb views over fields to the rear.



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TO THE OUTSIDE

The superb cottage gardens are a stand out feature of the property and have been lovingly and thoughtfully managed and maintained. There is a flagged foregarden and useful storage hut, leading to the attractive gable end garden with a mixture of gravelled and flagged pathways meandering through the mix of mature shrubs, flowers and trees.

There is also a pond, cold water tap and double outside power point. The whole garden enjoys superb open views over fields and countryside and is bounded by traditional dry stone walls, offering a high degree of privacy, furthermore being a suntrap for the majority of the day. Parking is available on Ellers Road to the far end of the run of terraced properties.



SERVICES: Mains gas, water, drainage and electricity are connected to the property. 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 BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band B levied by Craven District Council.

POST CODE: BD20 7BN

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** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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

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