

## HILL TOP COTTAGE

£325,000

Coniston Cold, near Skipton, BD23 4EA

**Dating back to the early 18th Century, a Grade II Listed semi-detached stone and slate cottage now ready for cosmetic upgrading.**

Well-proportioned accommodation set over two floors with an open plan entrance hall and dining kitchen, sitting room and office to the ground floor. To the first floor are two bedrooms and a shower room. A range of small outbuildings, large lawn to the rear, decked seating terrace to the front and ample private parking.

The adjoining property, Hill Top Farmhouse, is available separately - £350,000

**Located just off the A65, in a highly accessible location, close to The Yorkshire Dales National Park, road and rail links.**







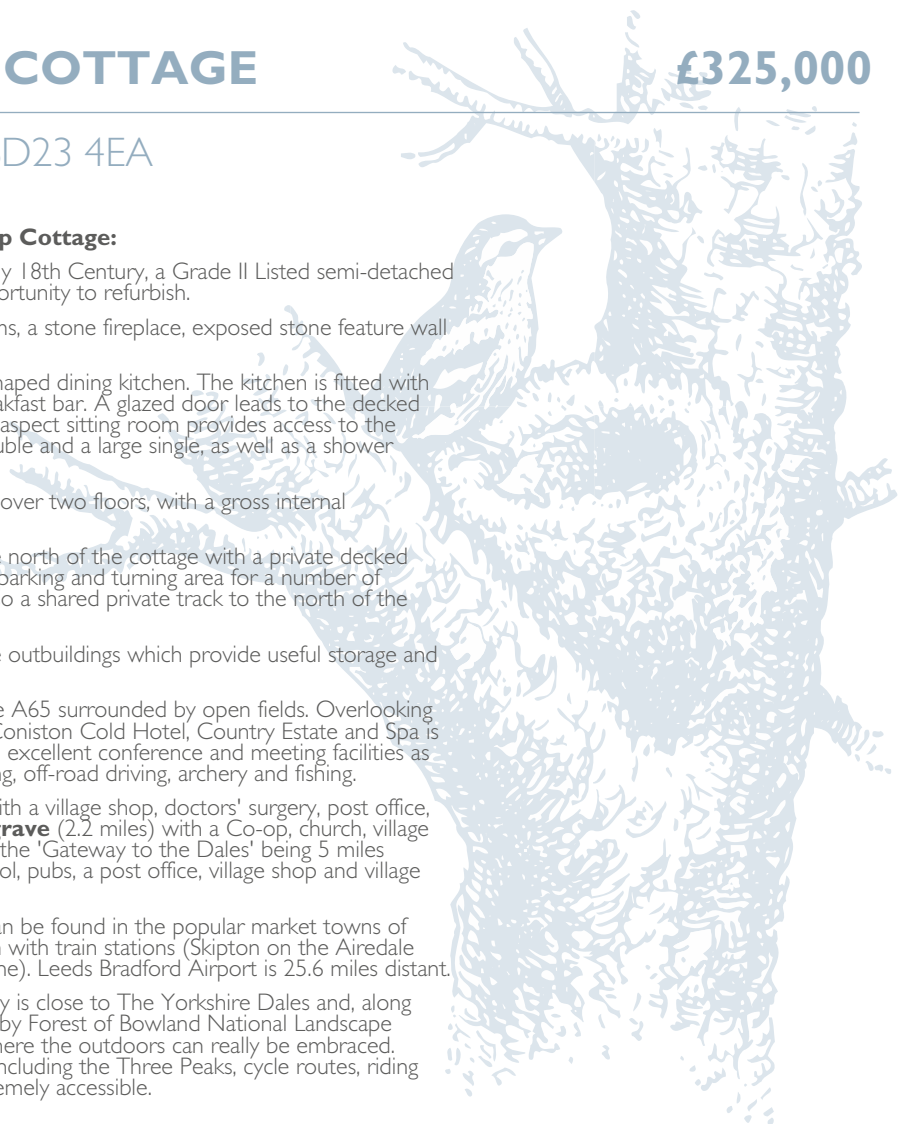
## Welcome to **HILL TOP COTTAGE**

**£325,000**

Coniston Cold, near Skipton, BD23 4EA

### Here's our **TOP TEN** reasons to love Hill Top Cottage:

- 1. Potential to upgrade** - dating back to the early 18th Century, a Grade II Listed semi-detached stone and slate cottage offering a wonderful opportunity to refurbish.
- 2. Character features** with exposed ceiling beams, a stone fireplace, exposed stone feature wall and recess shelving with cupboards.
- 3. Come on in...** the entrance is open to the L-shaped dining kitchen. The kitchen is fitted with base and wall units, integral appliances and a breakfast bar. A glazed door leads to the decked seating area. With exposed stone walls, the dual aspect sitting room provides access to the office. To the first floor are two bedrooms, a double and a large single, as well as a shower room.
- 4. Well-proportioned accommodation** is set over two floors, with a gross internal measurement of c. 906 sq ft (84.2 sq m).
- 5. Outdoor space** - a large lawn is situated to the north of the cottage with a private decked seating terrace to the south. A generous private parking and turning area for a number of vehicles has direct access off the A65; there is also a shared private track to the north of the property (shaded brown on the sale plan).
- 6. Outbuildings** - there are a range of small stone outbuildings which provide useful storage and space for outdoor entertaining.
- 7. Coniston Cold** is a small village, situated on the A65 surrounded by open fields. Overlooking its own lake and nestled on a 1400 acre estate, Coniston Cold Hotel, Country Estate and Spa is on the doorstep and offers award-winning dining, excellent conference and meeting facilities as well as a wide range of activities including shooting, off-road driving, archery and fishing.
- 8.** Nearby are the villages of **Hellifield** (3 miles) with a village shop, doctors' surgery, post office, pub, primary school and two churches and **Gargrave** (2.2 miles) with a Co-op, church, village hall and several pubs. **Long Preston**, known as the 'Gateway to the Dales' being 5 miles distant, is an attractive village with a primary school, pubs, a post office, village shop and village hall.
- 9. Further afield** - a larger selection of facilities can be found in the popular market towns of **Skipton** (6.6 miles) and **Settle** (9.2 miles) both with train stations (Skipton on the Airedale Line and Settle on the scenic Settle to Carlisle Line). Leeds Bradford Airport is 25.6 miles distant.
- 10. For those keen on outdoor life**, the property is close to The Yorkshire Dales and, along with the Lake District National Park and the nearby Forest of Bowland National Landscape (formerly known as an AONB), this is an area where the outdoors can really be embraced. Surrounded by nature and wildlife, where walks including the Three Peaks, cycle routes, riding and caving are all at hand and yet it remains extremely accessible.







## Useful information

- Mains electricity and water
- Oil fired central heating with a wood burning stove in the dining kitchen
- Septic tank serving the cottage and adjoining property is to be replaced with a compliant treatment plant prior to completion of the sale
- The property is banded D for Council Tax purposes. Please contact North Yorkshire Council for further information. W: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)
- Broadband connection readily available
- Tenure - freehold with vacant possession on completion. Please note there is a flying freehold with bedroom 3 of the farmhouse being above the office in the cottage. Please ask the agent for further details.
- Please note the adjoining property, Hill Top Farmhouse, is available to purchase separately

**To find the property** - head east along the A65, towards Skipton, enter the village of Conistone Cold and take the first left, signposted Bell Busk. Take the first left onto The Sycamores and continue straight onto the private track, bear first left into the private parking area at the rear of Hill Top Cottage.

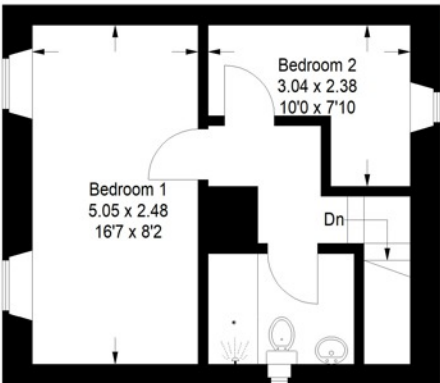
*///what3words reference: creamed.hardening.fragment*

### Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer



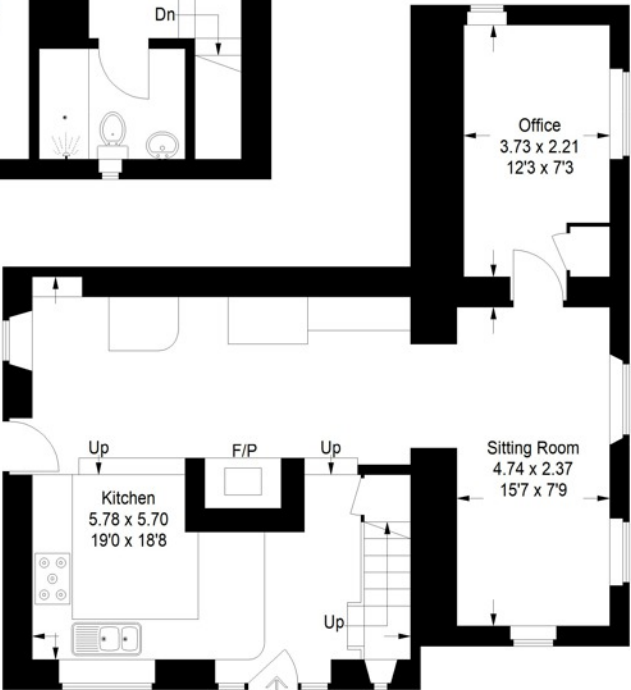




First Floor

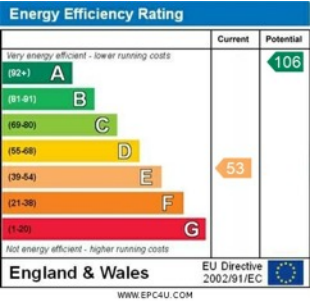
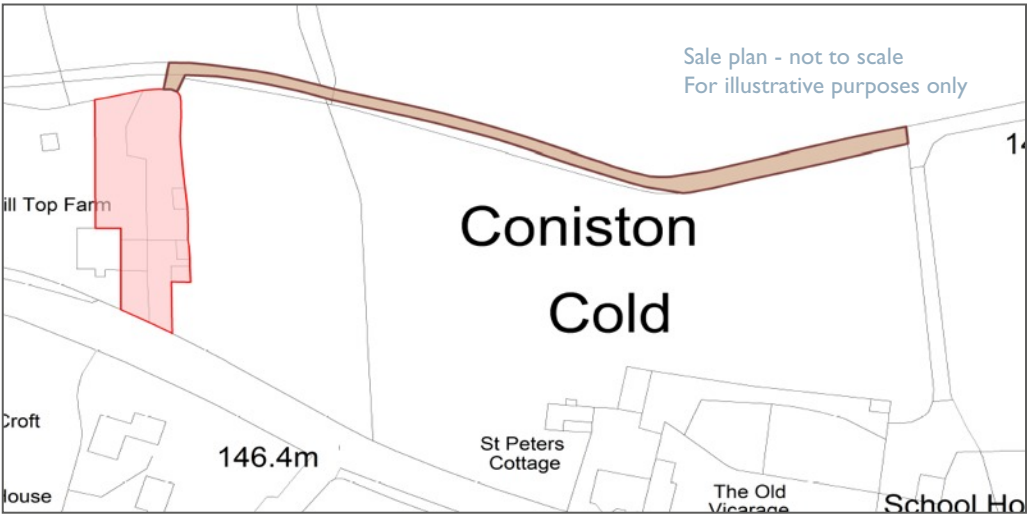
**Hill Top Cottage,  
Coniston Cold, BD23 4EA**

Approximate Gross Internal Area  
84.2 sq m / 906 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © 2024 (ID1153000)



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.