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Rose Cottage, Buckden. Skipton

Price £665,000

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The property comprises in brief: -

To the front of this detached property a pedestrian gate leads off the lane up through the beautiful cottage gardens to the main front porch and entrance vestibule, with space for boots and an inner glazed door leading into the dining room. There are views of Birks Fell from the front.

The superbly presented period dining room features stone flagged floors, a small original inglenook style fireplace with multi-fuel stove, exposed beams and ceiling joists, and with a pleasant outlook onto the cottage-style garden. A glazed door leads out of the dining room to the first of two staircases, to 2 double bedrooms of good proportions and a enjoying a very pleasant outlook across the gardens; and a house bathroom.

A spacious farmhouse-style dining-kitchen has an excellent range of bespoke hand painted shaker-style units finished in soft cream with solid timber worktops over. Also featuring travertine stone flooring, exposed stone walls, built-in recess shelving and a built-in cupboard. A Belfast sink sits below a window for natural light, and a further window has a pleasant view onto the front gardens, with seating below. A full height door leads into a lovely walk-in-pantry. The rear entrance hall is also laid to travertine stone flooring, and with a further porch and boot room area leading out to the back lane and two parking places. A period style cloakroom is attractively decorated, and leads to a small but purposeful utility room.

A superbly presented and spacious living room features a stone fireplace with multi-fuel stove set on a slightly raised hearth, and with fitted oak display/book shelving to either side. Again with travertine stone flagging and with delightful views and great natural light from a large window and French doors onto the beautiful garden. A second staircase with half-landing and arched window onto the garden leads out of the rear hall to 2 further double bedrooms and a period-style house bathroom with low level enamel bath.

Outside to the rear of the property there are two parking places, and a boiler house / store. A path leads down the side of the house passing a log store area, into the main enclosed front garden which enjoys a southerly aspect and is laid mainly to lawn, and with attractive and well-stocked cottage garden style borders. There is a timber shed, mulching area and attractive Yorkshire stone patio / alfresco dining area. The pub is just a 1 minute stroll and the shop a 2 minute stroll.

Oil fired heating and double glazed. Mains drainage.

The Parish of Buckden lies on the Dales Way, at the northern end of Wharfedale and consists of the village itself, nestling under the impressive bulk of Buckden Pike. There is a thriving local community, with the local economy based largely on farming, tourism and e-working. There is a village pub and shop. Buckden which is on a bus route, is just 10 minutes away from the larger village of Kettlewell, with a highly recommended primary school and 30 minutes from the market town of Skipton, which plays host to a range of excellent shops, schools, restaurants and Skipton railway station which offers direct access to London and the rest of the UK (via Leeds). Community website www.buckden.org

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Intro

Rose Cottage is a superb example of a typical Dales Village property, and has previously featured in Yorkshire Life Magazine.

Offering spacious and very well appointed family sized accommodation to include a large farmhouse-style dining-kitchen, pantry, separate dining room with period fireplace and multi-fuel stove, a good sized living room again with multi-fuel stove, and French doors onto the garden. 4 double bedrooms, 2 bathrooms, cloakroom, utility and much more.

This handsome property has been well maintained and upgraded over the years and offers some delightful spaces and outlooks. Set on a quiet back lane in this attractive village at the head of Wharfedale, in the heart of The Yorkshire Dales National Park. 2 parking spaces and a delightful and private enclosed garden.

Given the layout with 2 staircases, would make a perfect B & B (Previously was for many years).

Bullet Points

- Stunning Dales family home • 4 double bed detached + 2 bath • Farmhouse style dining-kitchen with pantry • Further dining room with period fireplace and multi-fuel stove • Spacious living room with multi-fuel stove • Cloakroom, Utility and 2 boot room / porches • Delightful enclosed private garden • Parking for 2 cars • Quiet back lane in the heart of the village • Pub, village store and walks on the doorstep

Floor Plan

