

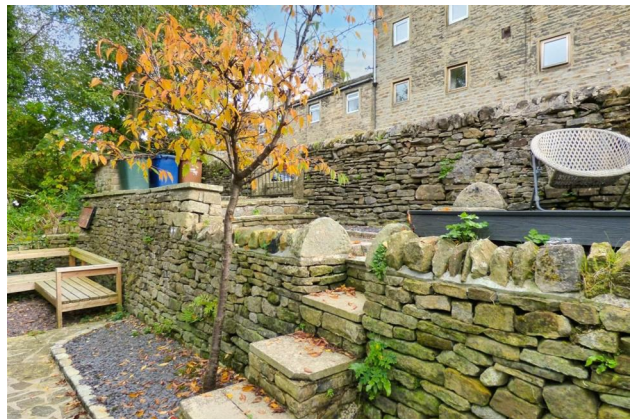
# HUNTERS®

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## Tythe Cottage, Lothersdale

Price £298,500

Property Images



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## Property Images

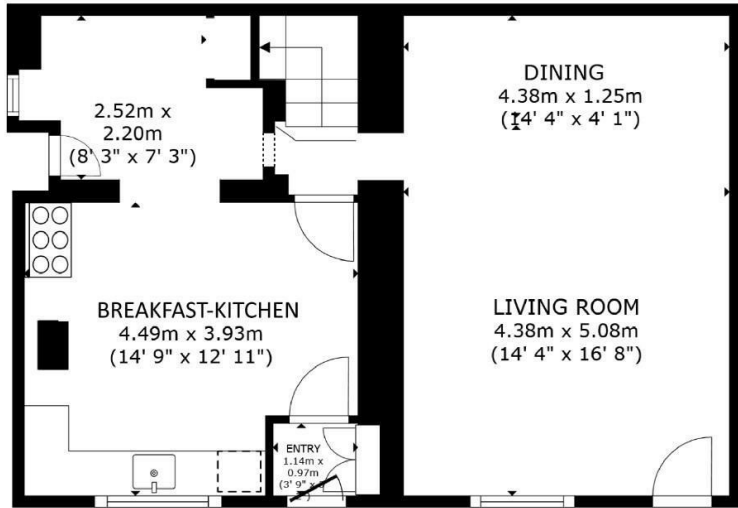


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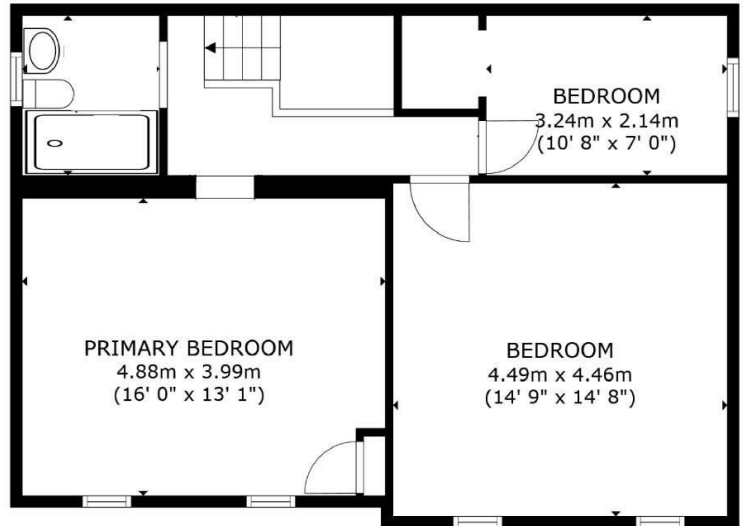
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FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Nestled in the charming village of Lothersdale, this stunning stone-built cottage offers a unique opportunity to own a piece of history. Boasting three bedrooms and one bathroom, this former Post Office exudes character and warmth throughout its spacious interior.

As you step inside, you are greeted by exposed beams, traditional latched doors, and a captivating inglenook fireplace with a multi-fuel stove, perfect for cosy evenings. The ground floor features an inviting breakfast-kitchen with a feature fireplace / multi-fuel-stove and an extensive range of fitted units including a centre island with pull-out vegetable baskets, Belfast sink, oak worktops, exposed timber flooring and a large open-plan-walk-in-pantry area.

A spacious living-dining room features a recessed fireplace housing an electric stove-style fire, a recessed display alcove, exposed oak beams and a mullioned window. Ample space for a couple of sofas and living room furniture, and with space for an 8 person dining suite.

Venture upstairs to discover three well-appointed bedrooms, 2 of which are good sized doubles, and a modern shower room, all thoughtfully designed to provide comfort and style.

Outside and just across the lane, a terraced garden has 2 generous sized hard-landscaped areas offering a tranquil space to enjoy the picturesque surroundings and open views, and across the beck.

The village of Lothersdale offers a peaceful retreat amidst the stunning countryside near the Yorkshire/Lancashire border. With local amenities including a primary school, a Church, a village hall, and a welcoming pub, this village provides a close-knit community feel.

For everyday needs, the nearby village of Cross Hills offers a range of shops, services, and South Craven Secondary School. Conveniently located within a short drive to Skipton, Keighley, Ilkley, and Colne, this property provides easy access to various business centres.

With electric central heating and double glazing, this characterful home is not only charming but also practical for modern living. Don't miss the chance to explore this unique property and experience the idyllic village lifestyle it offers.

Mains electricity and drainage are installed. Mains gas is not available. Water is from the village supply.

#### TENURE

Leasehold on a 999 year lease from 1990. There is no annual service charge and no service charge review period. There is an annual ground rent of £1 per year but to the sellers knowledge, this has never been collected.

#### On-Line-Bullet-Points

- A charming double-fronted village home
- Ground floor and 1st floor of this former village Post & Sorting Office
- Spacious living room with fireplace
- Breakfast-kitchen with walk-in-pantry
- 2 double and 1 single bedroom
- Delightful garden across the lane by the beck
- Pleasant location not too far from the pub!