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Polly's Cottage, The Green, Kettlewell Offers In Excess Of £425,000



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Property Images



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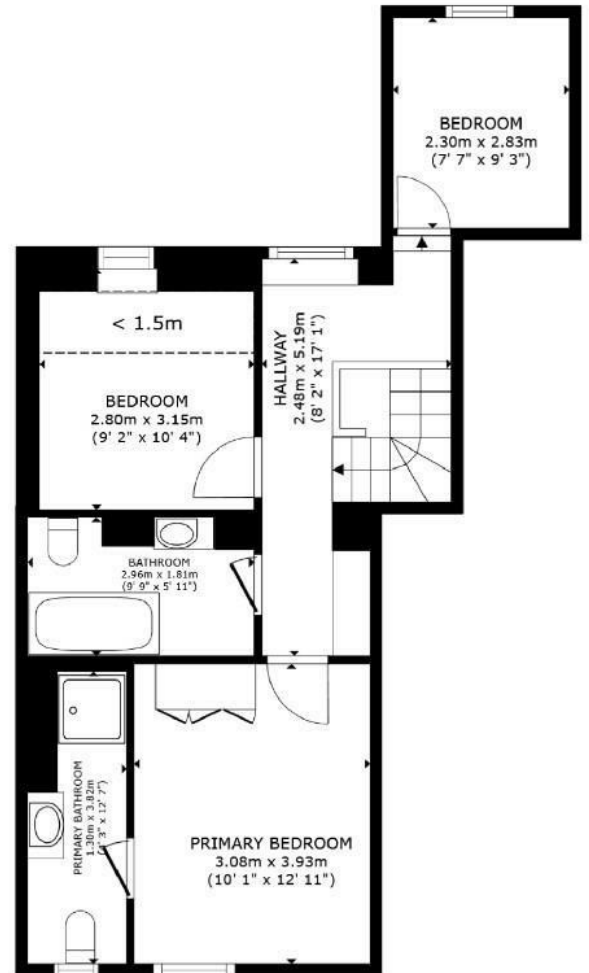
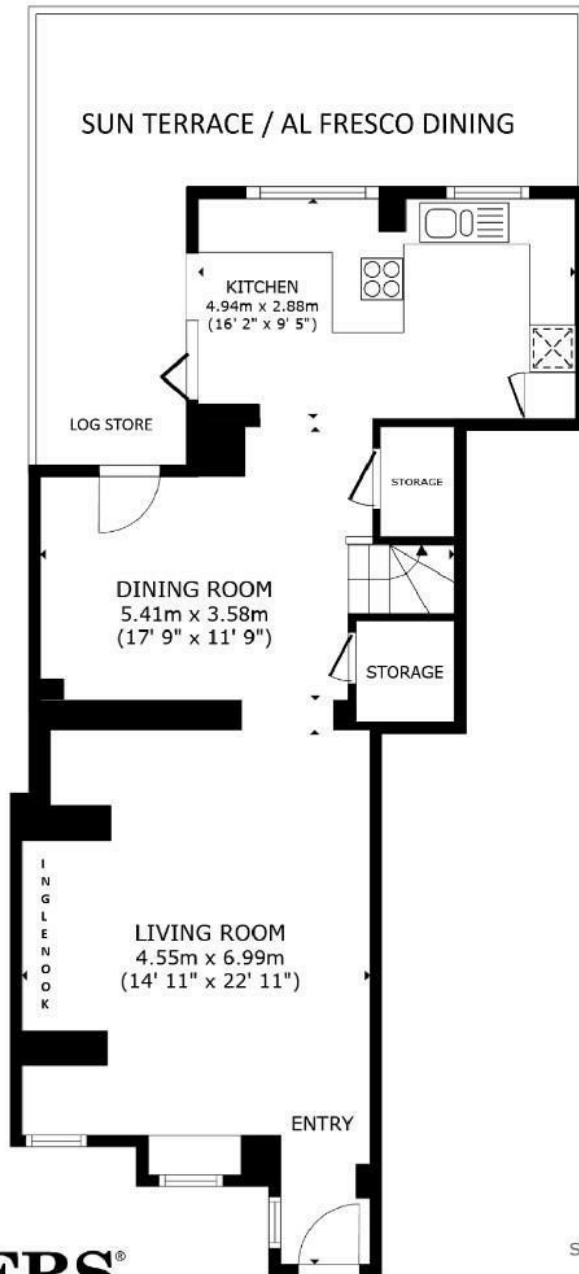


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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Polly's Cottage offers a charming and exceptionally well presented home in the heart of the Yorkshire Dales.

This delightful mid-terrace house has been renovated to a very high standard, making it an ideal home for families or a lucrative investment. The property is currently a very successful Air BnB with a healthy turnover.

Offered with no forward chain, this exceptional village property is a stunner, with fantastic walks and cycle rides from the door step. Just 10 minutes from a small supermarket, doctors and dentist and within catchment of excellent schools.

The cottage boasts two inviting reception rooms, including a spacious yet cosy lounge featuring a superb inglenook fireplace with multi-fuel-stove, perfect for those chilly evenings, exposed beams and oak flooring. The dining room which is semi-open-plan to the kitchen and living room comfortably provides an area for a 6 person suite, creating a welcoming space for family meals.

The open-plan kitchen is a chef's delight and has a pleasant outlook onto Kettlewell Beck, fitted with modern appliances such as an oven, hob, microwave, fridge freezer, dishwasher, and washer-dryer. A breakfast bar area provides casual dining looking onto the beck, and multi-fold doors open onto the rear sun / al fresco dining terrace.

Upstairs, you will find three well-appointed bedrooms. The principle bedroom having ample space for a king-sized bed, and boasts an ensuite shower room, and bedroom 2 is a further double bedroom. Bedroom 3 is a good sized single / bunk room A smart family bathroom with a shower over the bath completes the upper level.

Outside, a Yorkshire -stone terrace runs alongside the beck, providing a serene spot to relax and dine, perfect for enjoying the delightful outlook at the rear of the property.

Polly's Cottage is not just a property; it is a lifestyle choice, offering a blend of comfort, charm, and modern amenities in one of Yorkshire's most beautiful villages.

- A charming village home
- Refurbished and updated to a very high standard
- Quality fixtures and fittings throughout
- Inglenook fireplace
- Exposed beams and oak floors
- Superb breakfast-kitchen - separate dining room
- 2 bath / shower rooms. 3 bedrooms
- Sun / al fresco dining terrace overlooking Kettlewell Beck
- A very successful high turnover Air BnB
- Quick completion available