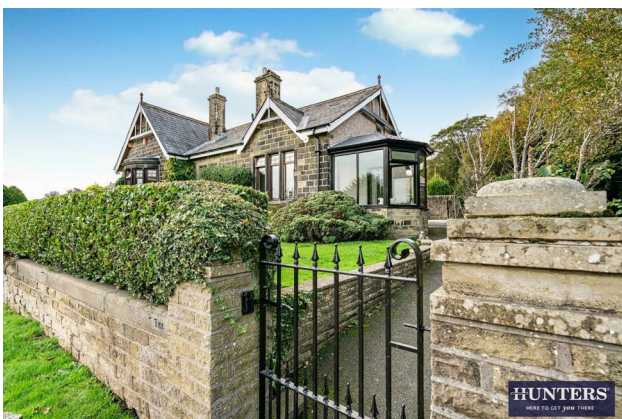


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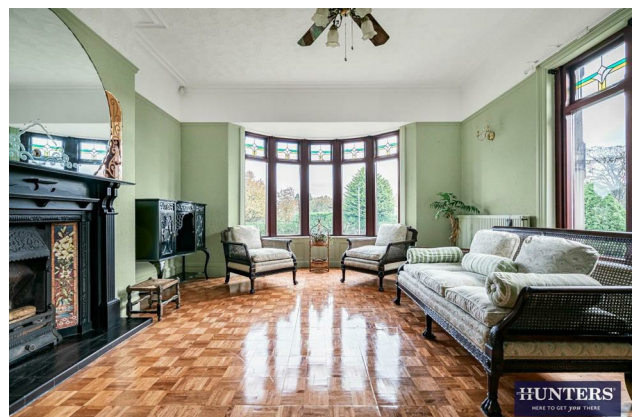
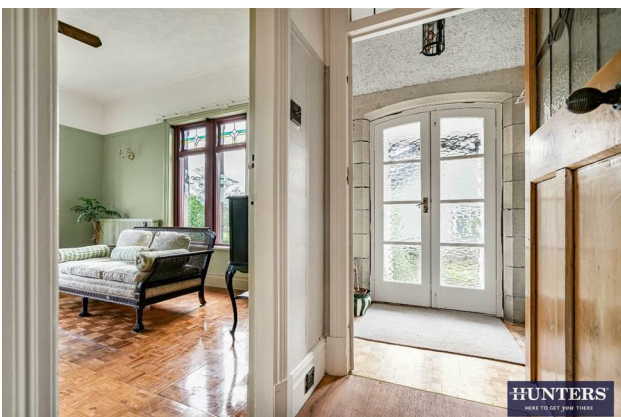
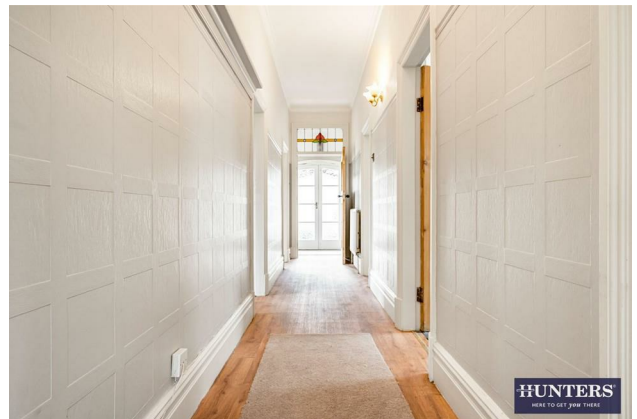
Green Lane, Glusburn

Offers In Excess Of £625,000



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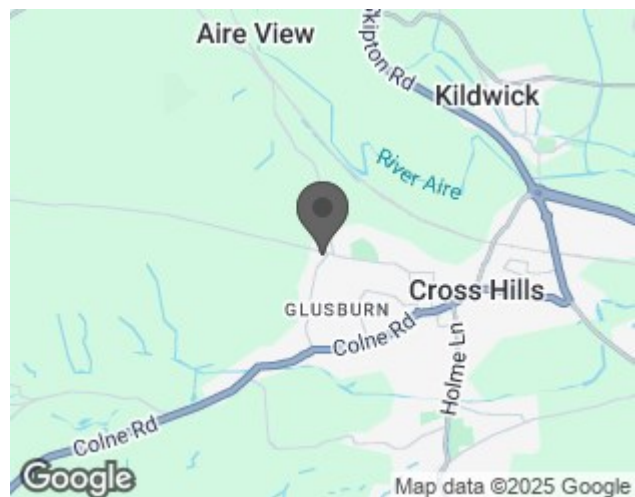




Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Nestled at the top of Green Lane in Glusburn, this remarkable five-bedroom detached home was built in the 1920s, and presents a rare opportunity to acquire a home steeped in character and charm.

Available for the first time in nearly three decades, this stone-built Arts and Crafts property is set on a generous, beautifully landscaped plot, offering some fine views that enhance its appeal.

Also featuring a large single garage, garden / log shed and driveway parking.

Handy for all of Crosshills excellent facilities and Cononley train station.

An ornate original timber portico entrance and inner vestibule leads into a spacious hallway lined with exquisite Lincrusta panelling.

The sitting room with parquet floor is a highlight, featuring an ornate fireplace, original coving, and a large bay window that frames the stunning views, while additional windows ensure the space is filled with natural light.

An impressive breakfast-kitchen features a central island, high-quality integrated appliances, and an attractive open fireplace and enjoys fine views over the garden. There is a sun room directly off the kitchen, also with delightful views over the gardens

The ground floor also boasts three double bedrooms, each having period fireplaces and built-in wardrobes, and serviced by a good sized high quality bathroom.

A return staircase rises to 2 good-sized first floor bedrooms and a shower room.

Outside, the property has a driveway leading to a detached stone-built garage / workshop with potential for conversion subject to planning consents and a garden shed / fuel store. The gardens are immaculate and well stocked and offer a tranquil setting for relaxation and entertaining.

Situated in one of the most sought after areas of Glusburn, there is an abundance of shops, and full facilities in Crosshills, a 2 minute drive. down the road, and Cononley railway station is just a 5 minute drive away, with regular trains to Leeds, Bradford & Skipton.

On-Line-Bullet-Points

- Chain free and oven ready • ^^^ Click on the 3D 360 Viewing Tour above ^^^ • Constructed of attractive riven-stone • Breakfast-kitchen with sun room off • Charming sitting room with parqure floor and feature bay window • Delightful outlook and views • Large single garage / workshop. • 2 double and 1 single bedroom to ground floor • 2 further first floor bedrooms • 2 minute drive into Cross Hills and an abundance of facilities.