

# IVY COTTAGE WEST

LOW ROW

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# Ivy Cottage West, Low Row

Located in the heart of the Yorkshire Dales, Low Row is a peaceful village that offers an idyllic rural lifestyle.

Situated between the picturesque villages of Gunnerside and Reeth, it enjoys breath-taking views over rolling fields and stone-walled meadows. Life here moves at a relaxed pace, perfect for those who appreciate the calm of the countryside. The welcoming local pub, The Punch Bowl Inn, provides a cosy spot to enjoy hearty meals and a community atmosphere.

With stunning walking trails on the doorstep and nature all around, Low Row is a haven for those seeking an escape in one of North Yorkshire's most scenic locations.





# Welcome home...

Arriving at your home via a single-track lane, you'll pull up onto your private driveway, with space for one or two cars. Stone steps guide you down to a door leading into the first floor, but for a more scenic approach, take a right at the steps and wander through your beautifully maintained gardens. As you stroll past seasonal flowers and neatly kept shrubs, the breath-taking countryside views unfold before you, framing your arrival home. A door invites you into the kitchen on the ground floor, the perfect place to step inside and settle in.

The kitchen is a spacious and inviting room, where red tiling adds warmth to the flooring and countertops, complementing the neutral cabinetry that neatly conceals pots and pans. The Belfast sink is perfectly positioned beneath a window, making dishwashing a pleasure as you soak in the stunning views. There's ample room for your essential appliances, including a washing machine, oven, and fridge-freezer. A small dining set and your breakfast bar fit comfortably here, creating a cosy space for morning coffee or casual meals.

From the kitchen, step into the open-plan dining and living area—a bright, welcoming space filled with natural light. The dining area provides plenty of room for a larger dining set or could double as a secondary sitting space. This seamlessly flows into the main living area, where an open fire casts a warm glow, making it the perfect place to relax on cooler evenings. A door from here leads directly out to your incredible garden, allowing you to enjoy a fresh summer breeze drifting through your home.

Tucked away off the kitchen, a handy utility/pantry room offers additional storage, keeping everything neatly out of sight.









# Explore upstairs...

Upstairs, you're first greeted by a spacious landing, ideal for a home study or a quiet reading nook. Just off here, the first bathroom features a luxurious roll-top bath, perfect for long, indulgent soaks.

Further along the hallway, you'll find three generously sized double bedrooms and an additional shower room.

The main bedroom is a true retreat, enjoying breathtaking countryside views. With ample space for a king-sized bed, bedside tables, wardrobes, and a vanity, it's a haven of comfort.

The two remaining double bedrooms continue the theme of tranquillity, each offering the same picturesque views as the main, making them perfect for family or guests. Completing this floor is the shower room—ideal for a refreshing start to your day.











## Outside...

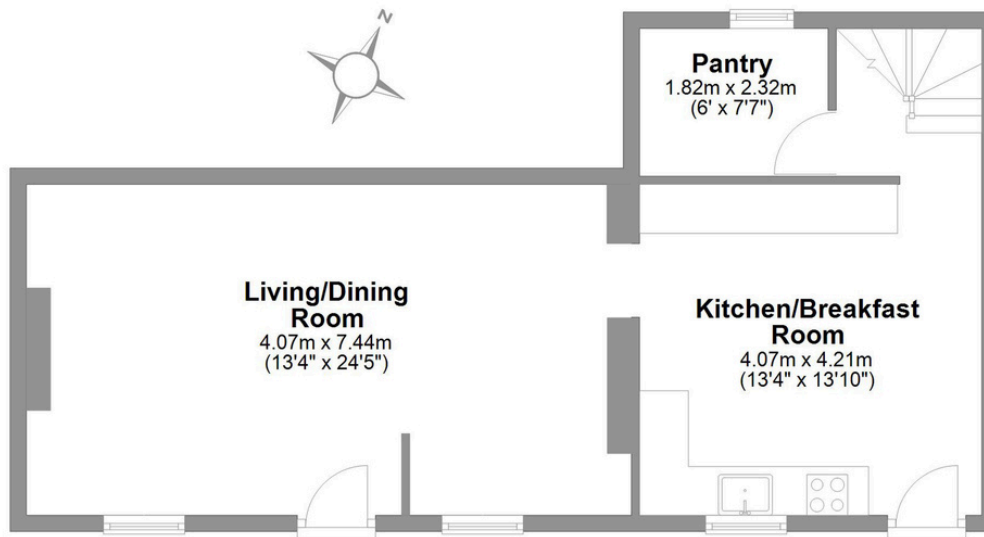
The garden is beautifully designed across multiple tiers, offering a mix of well-kept flower beds, neatly trimmed hedges, and spacious patio areas. Stone pathways weave through the greenery, leading to different seating spots where you can take in the surrounding countryside views. Seasonal plants and shrubs add bursts of colour throughout the year, while the raised beds and thoughtfully placed trees create a sense of privacy. Whether you're enjoying a morning coffee outside, tending to the plants, or simply soaking in the peaceful setting.





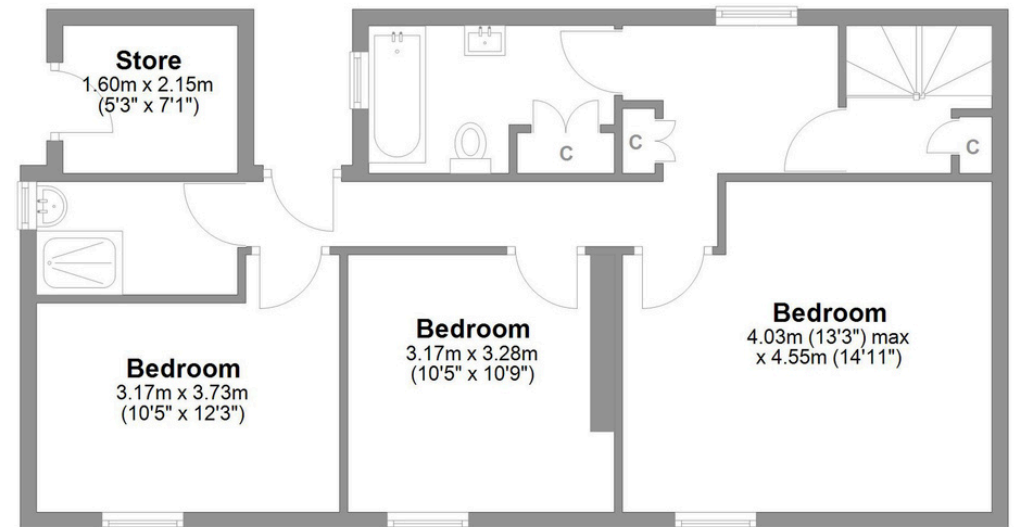
## Ivy Cottage West Low Row

Total area: approx. 122.5 sq. metres (1318.6 sq. feet)



**Ground Floor**

Approx. 55.9 sq. metres (601.9 sq. feet)



**First Floor**

Approx. 66.6 sq. metres (716.7 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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