



Sutton Fields, Sutton-in-Craven, BD20 8BN

Asking Price £235,000

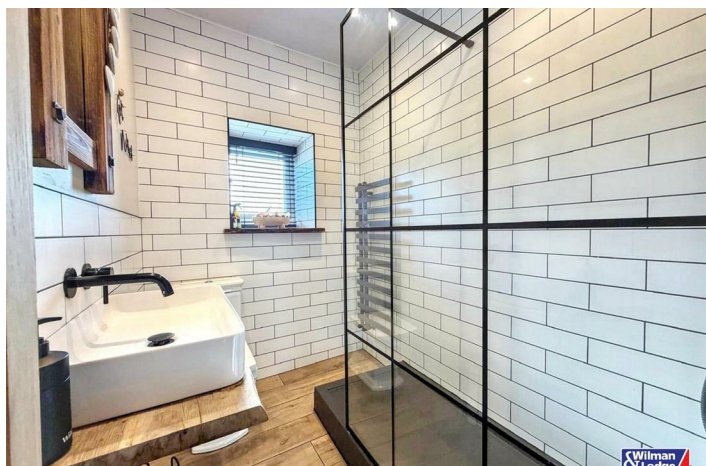
- STONE BUILT TERRACE COTTAGE
- SOUTH FACING GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- FANTASTIC SPACE ON OFFER
- TWO BEDROOMS
- FANTASTIC VIEWS
- SOUGHT AFTER VILLAGE
- SUITED TO A VARIETY OF BUYERS

Sutton Fields, Sutton-in-Craven, BD20 8BN

This beautifully presented two-bedroom mid stone cottage offers a perfect blend of character, warmth and modern day living, with a south facing garden designed for both relaxation and entertaining -this property is sure to suit a variety of buyers.



Council Tax Band: B



PROPERTY DETAILS

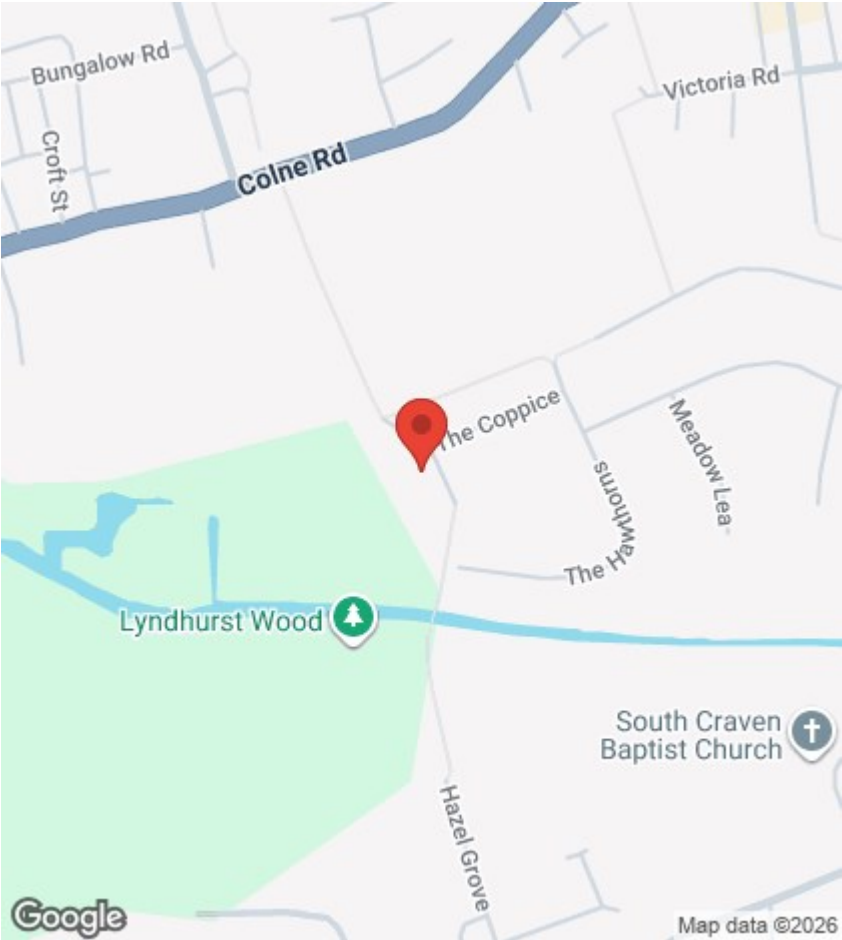
This beautifully presented two-bedroom mid stone cottage offers a perfect blend of character, warmth and modern day living, with a layout that flows effortlessly from front to back and out into the most impressive south-facing garden with open views beyond.

Stepping inside, you are welcomed into a cosy yet spacious living room centered around a stunning stone fireplace with inset multi-fuel stove -the true heart of the home. To the rear, the property opens up into a more expansive open-plan living and dining area, creating a fantastic sociable space. The continuation of the feature fireplace adds character, while the layout offers versatility for both everyday family life and entertaining. There is a natural flow through to the kitchen, making this entire space feel connected yet thoughtfully zoned. The kitchen itself has been stylishly modernised with deep navy cabinets, solid wood worktops and a Belfast-style sink positioned beneath a large window overlooking the garden. There is ample worktop space and storage, along with room for casual dining.

Upstairs, the property continues to impress with a thoughtful blend of character features and stylish modern finishes. The main bedroom is a beautifully presented and generously sized double with built-in wardrobe offering ample room for furnishings. The soft, neutral décor is complemented by warm wooden tones, creating a calm and inviting retreat. The second bedroom is a charming and versatile space, perfect as a guest room, nursery or home office. The house bathroom has been finished to an exceptional standard, featuring striking metro tiling, a sleek black-framed, walk-in shower and contemporary fittings, creating a space that feels more akin to a boutique hotel.

Externally, the property truly comes into its own. The south-facing garden has been designed for both relaxation and entertaining, with a generous paved seating area, covered outdoor space and plenty of room for dining and summer gatherings. Beyond the garden, uninterrupted views over the cricket pitch create a wonderful open outlook, giving a real sense of space and tranquility that is rarely found with properties of this type.

Sutton in Craven is a highly sought-after village, loved for its strong sense of community, excellent local amenities and beautiful surrounding countryside. With well-regarded schools, independent shops, welcoming pubs and scenic canal and countryside walks right on your doorstep, it offers the perfect balance of village charm and everyday convenience. For those needing to commute, nearby Steeton and Cononley train stations provide direct links to Skipton, Leeds and Bradford, making this an ideal location for both families and professionals alike.



Viewings

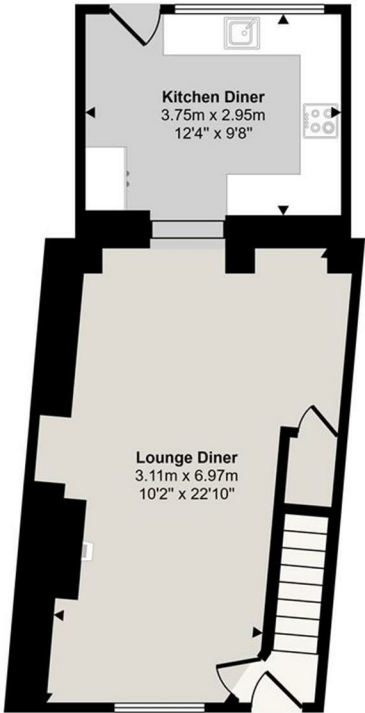
Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

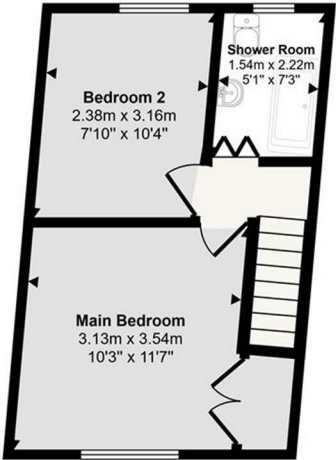
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
68 sq m / 730 sq ft



Ground Floor
Approx 42 sq m / 453 sq ft



First Floor
Approx 26 sq m / 277 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.