



## Renar Cottage, Kettlewell, Skipton, BD23 5RL

**Asking Price £499,950**

- 3/4 BEDROOM COTTAGE
- SLIGHTLY ELEVATED POSITION
- SOUGHT AFTER LOCATION
- CHAIN FREE
- EXCELLENT HOLIDAY LET/RESIDENTIAL PROPERTY
- OFF ROAD PARKING
- LOW MAINTENANCE GARDEN
- CHARM AND CHARACTER
- SURROUNDED BY BREATH TAKING COUNTRYSIDE
- CLOSE TO VILLAGE AMENITIES

# Renar Cottage, Kettlewell, Skipton BD23 5RL

A wonderful opportunity awaits to acquire this enchanting, chain free, 3/4 bedroom country cottage nestled in the picturesque village of Kettlewell. Surrounded by breathtaking countryside and boasting off road parking and pretty, low maintenance garden.



Council Tax Band: E



## PROPERTY DETAILS

A wonderful opportunity awaits to acquire this enchanting, chain free, 3/4 bedroom country residence nestled in the picturesque village of Kettlewell. Surrounded by breathtaking countryside, this charming home has been meticulously renovated and restored over the past 13 years by its current owners, blending timeless character with modern comforts.

This inviting home has served as a successful holiday let in recent years, making it an ideal choice for a variety of buyers. Whether you're looking for a primary residence, a holiday retreat, or a lucrative rental property, this house promises to exceed expectations. As you approach, you'll immediately sense the unique charm of this special property, where viewing is essential to fully appreciate all it has to offer.

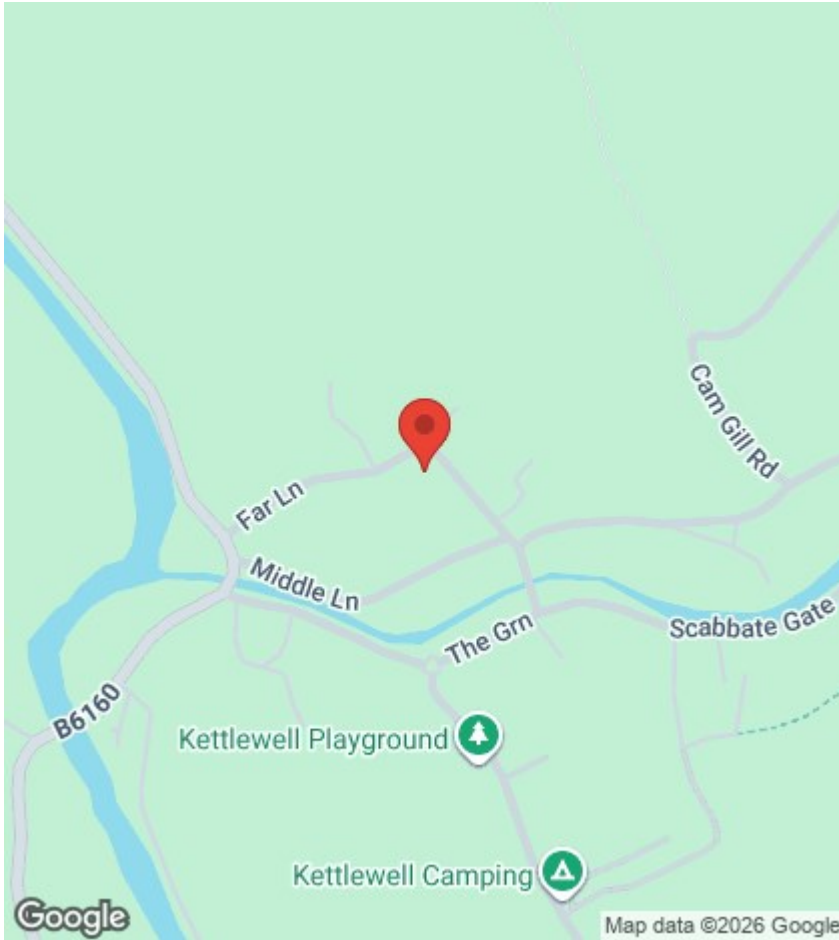
Step through the front door into a delightful sitting room, complete with a recessed fireplace, a multi-fuel stove, exposed beams, an Italian tiled floor, a window seat, and a handy under-stairs storage cupboard. An open staircase leads to the first floor. The well-equipped dining kitchen, crafted from solid wood, perfectly complements the style of the property. An inner hall leads to a superb double bedroom with underfloor heating and stylish built-in furniture. This floor also features a luxurious shower room again with underfloor heating.

The spacious landing on the first floor is bathed in natural light from two rear elevation windows. Here, you'll find a second sitting room (or fourth bedroom) with a stone fireplace, a multi-fuel stove, and exposed ceiling beams, along with access to the garden. The master bedroom is a serene retreat with a feature panelled wall, exposed beams, a deep windowsill, and a useful vanity unit. There are also two additional generously sized bedrooms and a luxurious house bathroom with a roll-top bath.

Outside, the rear of the property offers on-site parking and a dry stone-walled, paved garden with delightful overhanging hedges and colourful borders. This private oasis is perfect for soaking in the views, with side access leading to the front. Located in a slightly elevated position, the house is surrounded by beautiful stone-built homes and the stunning countryside that characterizes Kettlewell, one of the most sought-after locations in the Dales National Park.

The village boasts a shop, pubs for food and drink, a local primary school and a bus service linking surrounding towns and villages. The surrounding fells and countryside provide an ideal setting for outdoor pursuits such as walking and cycling. Kettlewell hosts various events throughout the year, and the neighbouring village of Grassington offers a full calendar of events and additional amenities. The market town of Skipton, only 15 miles away, provides the nearest train link.

For those seeking a truly special house in an exceptional location, this could be the perfect home.



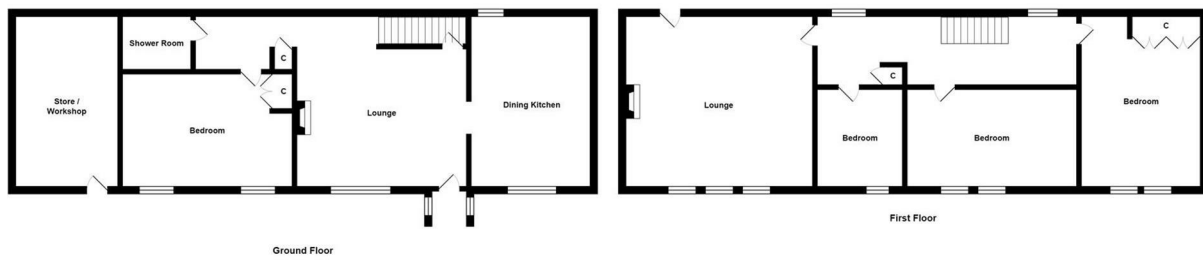
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



All measurements are approximate and for display purposes only