



**Nan Scar, Cowling, BD22 0DL**

**Asking Price £194,950**

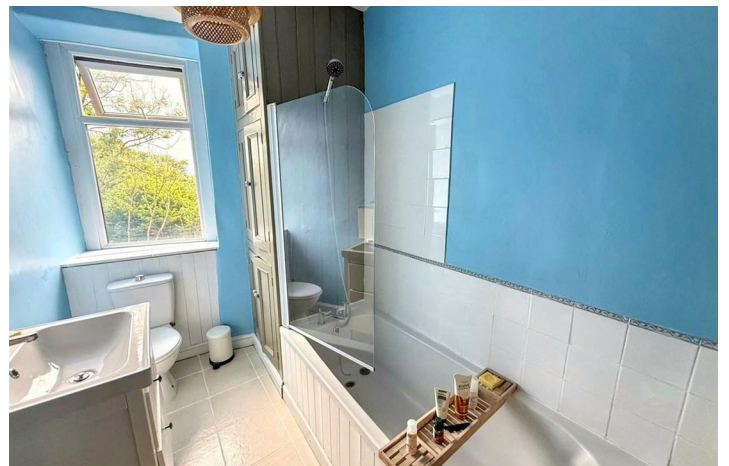
- NO UPPER CHAIN
- FOUR BEDROOMS
- SPACIOUS OPEN PLAN LIVING/DINING & KITCHEN AREA
- WALK IN PANTRY
- IDYLIC VILLAGE LOCATION
- CHARMING END TERRACE COTTAGE
- LAWNED SIDE GARDEN WITH USEFUL OUTBUILDING
- OFFERS AN ABUNDANCE OF CHARM & CHARACTER
- IDEAL FOR A WIDE RANGE OF BUYERS
- VIEWING A MUST

# Nan Scar, Cowling, BD22 0DL

Nestled within the picturesque hamlet of Nan Scar, this delightful four-bedroom end stone-built cottage offers an abundance of charm, character and surprisingly versatile living accommodation. Brimming with original features including exposed beams, exposed stonework, Yorkshire stone flagged floors, original fireplaces and built-in cupboards, this unique home seamlessly blends traditional character with modern-day comfort.



Council Tax Band: B



## PROPERTY DETAILS

### Charming Four-Bedroom Stone Cottage Bursting with Character and Period Features

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From the moment you step through the front door, it is clear this is a home full of personality. The heart of the property is the spacious open-plan living, dining and kitchen area, creating a warm and welcoming space perfect for both everyday family life and entertaining. The country-style kitchen is beautifully appointed with a double range-style cooker, while the original fireplace complete with its bread oven and open fire provides a stunning focal point. Windows to both the front and side elevations frame pleasant countryside views, and the exposed beams further enhance the cottage's timeless appeal. A striking open staircase adds character and leads to the first floor.

An inner hallway provides access to a useful storage cupboard and bedroom three, a versatile double room featuring built-in wardrobes, Yorkshire stone flagged flooring and direct access to the rear of the property. There is also a particularly useful walk-in pantry/storage room, ideal for household essentials or additional storage.

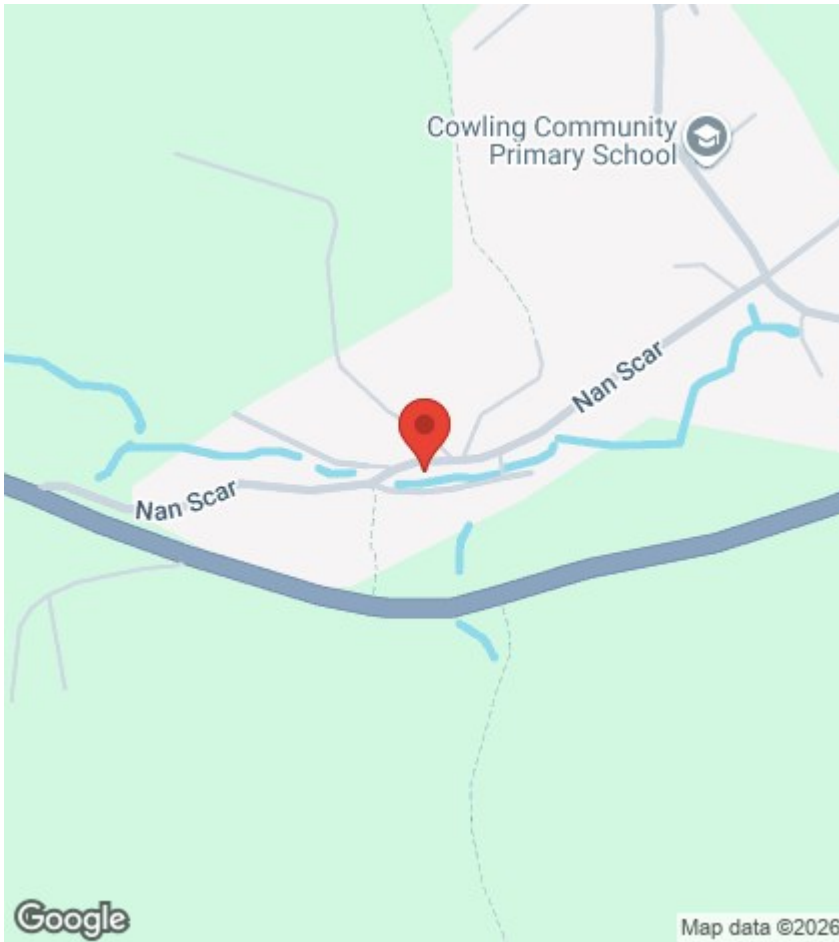
The first floor offers a spacious landing with an enclosed staircase leading to the second floor. The principal bedroom enjoys attractive views over the garden and surrounding countryside and benefits from built-in cupboards and exposed beams, creating a peaceful and characterful retreat. The contemporary family bathroom has been tastefully updated and includes built-in storage. A further well-proportioned bedroom completes this floor.

The second floor continues to impress with a generous double bedroom featuring windows to both the front and side elevations, allowing natural light to flood the room, together with a further single bedroom which would make an ideal nursery, home office or dressing room.

Externally, the property enjoys a lawned side garden, perfect for relaxing or outdoor entertaining, together with a useful stone outbuilding providing additional storage or workshop space. The current owners have traditionally parked on the council land directly opposite the property.

Nan Scar is a charming rural hamlet comprising only a small collection of attractive cottages and character homes, offering a peaceful setting on the outskirts of Cowling. The nearby village provides an excellent primary school, village shop, popular public house and a well-maintained park, making it ideal for families. Regular bus services are available, while the nearest railway station can be found in Steeton, just a short drive away, offering convenient links for commuters.

Offering spacious and flexible accommodation, an abundance of original features and an idyllic village setting, this truly delightful cottage is sure to appeal to a wide variety of buyers. An internal viewing is highly recommended to fully appreciate the charm, character and space this exceptional home has to offer.



## Viewings

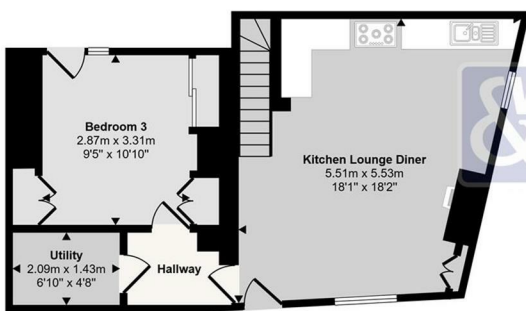
Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

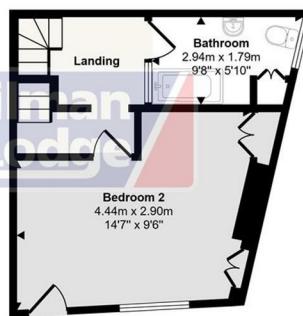
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		68	
(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  
102 sq m / 1095 sq ft



Ground Floor  
Approx 48 sq m / 517 sq ft



First Floor  
Approx 27 sq m / 291 sq ft



Second Floor  
Approx 27 sq m / 287 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.