



Scar View, Cowling, BD22 0BW

Asking Price £199,950

- NO ONWARD CHAIN
- THREE BEDROOMS
- GARAGE
- USEFUL & SIZEABLE CELLAR SPACE
- SOUGHT AFTER LOCATION
- SEMI-DETACHED PROPERTY
- GENEROUS GARDENS
- PRIVATE PARKING
- FAR-REACHING VIEWS
- EXCITING POTENTIAL FOR IMPROVEMENT

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A rare opportunity to acquire a substantial stone-built three bedroom semi-detached home, enjoying far-reaching open views, generous gardens to three sides, garage and parking, all offered with no onward chain.



Council Tax Band: D



PROPERTY DETAILS

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Tucked away in this peaceful position at the end of Scar View, just off Park Road, this generously proportioned stone-built property offers an exciting opportunity for those looking for a home they can transform and truly make their own. With excellent proportions, a wealth of original character and gardens extending to the front, side and rear, the property offers considerably more than first meets the eye.

Although requiring a programme of updating and modernisation, the potential is immediately apparent and, once improved, this could make a wonderful family home in a highly sought-after village setting. The accommodation is complemented by gas central heating and uPVC double glazing and briefly comprises an entrance hall leading to a comfortable sitting room, separate dining room and kitchen, together with a sizeable and useful cellar perfect for storage with additional pantry space. Cellar also has the additional benefit of a window allowing light throughout and is also where the boiler is located. To the first floor are two generous double bedrooms, a further single bedroom and the house bathroom.

Externally, the property enjoys an unusually generous plot, with attractive gardens extending around three sides. The large private front garden is a particular feature, enjoying far-reaching open views across the surrounding countryside and providing a lovely outdoor space from which to enjoy the peaceful setting. To the rear is a further garden together with an adjoining single garage, while parking is available for one vehicle.

Scar View occupies a tucked-away position within the popular village of Cowling, surrounded by beautiful open countryside and with an excellent selection of walks and moorland scenery right on the doorstep. Despite its tranquil setting, the village amenities are within easy walking distance and include a general store, chemist, restaurant, public house and school. The neighbouring village of Cross Hills is only a short drive away and provides a broader range of everyday amenities and services, while public transport links are also readily accessible.

With its substantial accommodation, generous gardens, garage, parking, beautiful views and exciting potential for improvement, this is a property that offers a fantastic opportunity to create a truly individual home. Offered with no onward chain, early viewing is strongly recommended to fully appreciate the position, space and potential on offer.



Viewings

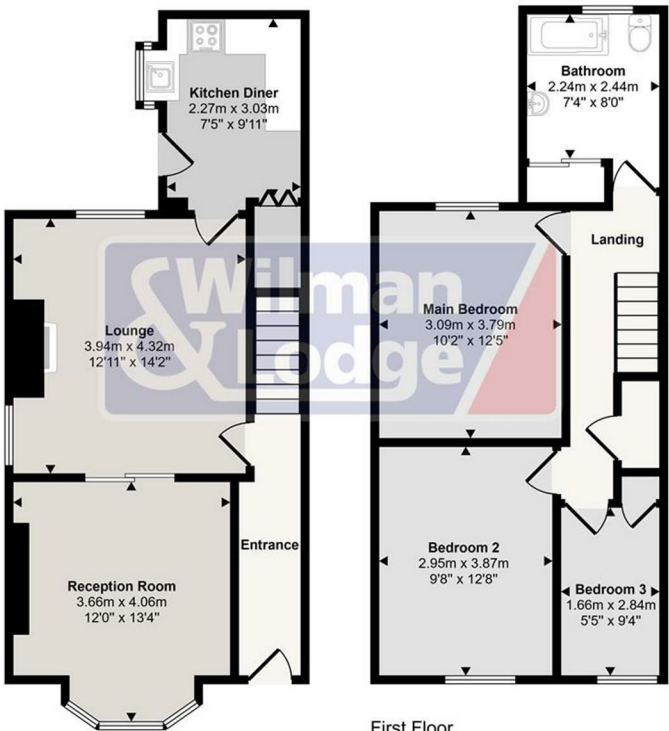
Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
92 sq m / 990 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft

First Floor
Approx 45 sq m / 482 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.