

**Briggate, Silsden, BD20 9JT**

**Asking Price £65,000**

- NO UPPER CHAIN
- ELEVATED DECKING AREA OVERLOOKING THE BECK
- SEPERATE WC FACILITY
- MULTI-FUEL STOVE
- BURSTING WITH CHARM & CHARACTER
- UNIQUE DETACHED STONE-BUILT DWELLING
- OPEN PLAN ARRANGMENT
- MAINS WATER & SEWAGE CONNECTIONS, LPG & SOLAR POWER
- VERSATILE SPACE (SUBJECT TO RELEVANT CONSENTS)
- PICTURESQUE & PRIVATE SETTING

# Briggate, Silsden, BD20 9JT

A truly one-of-a-kind detached stone dwelling, discreetly tucked away just off Briggate and positioned beautifully above the gently flowing beck below. Bursting with charm, character and individuality, this enchanting hidden gem has been lovingly transformed by the current owners over the past two years into a wonderfully atmospheric retreat, perfectly suited to a variety of uses including a unique commercial venture, holiday let, creative studio or tranquil personal escape.



Council Tax Band: A



## PROPERTY DETAILS

3.35m (11'0") x 3.35m (11'0")

A truly one-of-a-kind detached stone dwelling, discreetly tucked away just off Briggate and positioned beautifully above the gently flowing beck below. Bursting with charm, character and individuality, this enchanting hidden gem has been lovingly transformed by the current owners over the past two years into a wonderfully atmospheric retreat, perfectly suited to a variety of uses including a unique commercial venture, holiday let, creative studio or tranquil personal escape.

Approached via a quaint cobbled passageway from the main road, the property immediately feels wonderfully secluded and private, despite being moments from local amenities. Externally, the setting is nothing short of magical, with elevated decked seating areas overlooking the mature greenery backdrop and flowing beck beneath. Importantly, whilst the property enjoys an idyllic waterside position, it sits high above the beck and is understood not to fall within a flood risk area.

Internally, the accommodation is rich in rustic charm and thoughtfully styled throughout with exposed stonework, vaulted ceilings, exposed beams and carefully curated vintage-inspired finishes creating a warm and inviting atmosphere from the moment you step inside. The main living space offers a flexible open plan arrangement with kitchenette facilities, seating area and a multi-fuel stove, all enhanced by the property's incredible character features and natural surroundings visible from every angle.

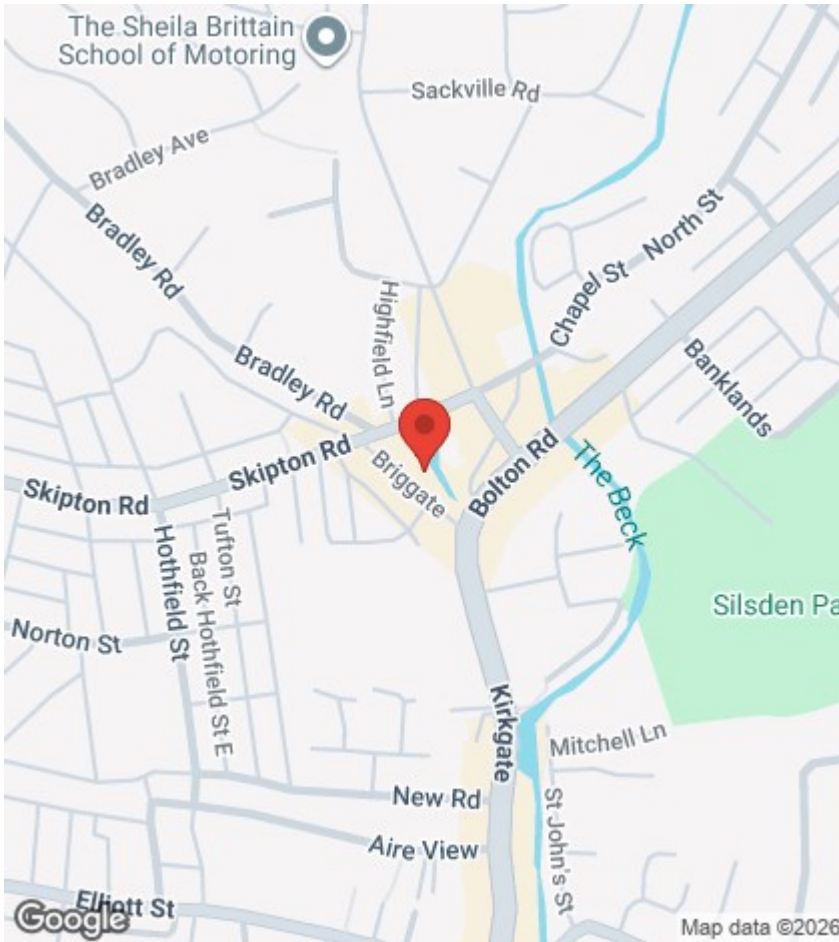
A separate WC facility has been fitted, whilst the overall layout lends itself perfectly to a range of potential future uses. Subject to any necessary consents, the property could make a superb boutique vintage gift shop, artisan coffee stop, holistic therapy or massage studio, beauty/wellness retreat, artist's workshop, yoga or meditation space, creative office, photography studio or even an exclusive Airbnb-style getaway.

The current owners purchased the property approximately two years ago as a "lock up and leave" retreat and have sympathetically improved and restyled the space throughout their ownership. Regrettably, due to relocation, the property is now offered for sale. Please note the property is to be sold as seen and whilst many improvements have been carried out, certain elements may not benefit from formal guarantees or certification.

The property benefits from mains water and sewage connections together with LPG, solar power and council tax registration.

Properties of this nature are exceptionally rare to the open market, particularly those offering such versatility, privacy and charm in such a picturesque tucked-away setting. Early viewing is strongly recommended to fully appreciate the lifestyle, atmosphere and exciting potential this truly special dwelling has to offer.

Silsden is a thriving and highly sought-after Aire Valley town, perfectly balancing everyday convenience with beautiful Yorkshire countryside surroundings. Popular with a wide range of buyers, the town offers an excellent selection of independent shops, cafés, bars, restaurants and supermarkets together with well-regarded primary schools and excellent transport links for commuters travelling to Skipton, Leeds, Bradford and beyond via nearby Steeton & Silsden railway station. The Leeds & Liverpool Canal, picturesque walking routes and surrounding moorland provide endless opportunities for outdoor enjoyment, whilst the town itself retains a strong sense of community and charm with regular local events, sports clubs and independent businesses helping create a welcoming and vibrant atmosphere. Positioned on the edge of the Yorkshire Dales yet remaining highly convenient for everyday living, it is easy to see why Silsden continues to grow in popularity year after year.



## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	72
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	