



Bankside, 12 Intake Lane, Grassington, BD23 5BJ

Asking Price £385,000

- TWO BED DALES COTTAGE
- GREEN HOUSE AND SHED
- MULTI FUEL STOVES
- CLOSE TO EXCELLENT SCHOOLS
- ADJOINING OPEN FIELDS
- LARGE REAR GARDEN
- LIVING DINING KITCHEN
- CHARM AND CHARACTER
- TUCKED AWAY YET CLOSE TO LOCAL AMENITIES
- EARLY VIEWING RECOMMENDED

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Bankside, a charming two bedroom, semi-detached cottage, is on the market for the first time in 30 years. Lovingly restored by the current owners, it retains original features such as exposed stonework, timber beams, and fireplaces, with generous rear gardens opening onto scenic fields. Tucked away yet close to local amenities.



Council Tax Band: C



PROPERTY DETAILS

For the first time in three decades, this enchanting semi-detached cottage, known as Bankside, is available. The current owners have lovingly restored the property from the roof down, carefully preserving its original charm and character. Exposed stonework, timber beams, and inviting fireplaces create a warm and timeless atmosphere throughout the home, while the generous rear gardens open onto scenic fields, offering a peaceful and private retreat.

Step through the front door into the welcoming garden room, a light-filled space that provides access to both the living/dining kitchen and sitting room. The living/dining kitchen is the true heart of the home, brimming with character. An inglenook fireplace with a multi-fuel stove adds warmth and ambiance, while a cosy window seat invites you to relax and take in the picturesque views. Exposed beams and stone-effect flooring complete this charming family-friendly space.

The kitchen itself is thoughtfully designed, blending modern convenience with cottage charm. It features a recessed oven with an overhead lintel and provides direct access to the rear garden as well as the sitting room. The adjoining sitting room boasts a recessed fireplace with a multi-fuel stove, exposed stonework, and beams, creating a perfect spot to unwind while enjoying the garden views. From the kitchen, an open staircase leads to the first floor, showcasing exposed stonework and a rear elevation window framing stunning views. The spacious landing provides access to the loft, which has been creatively used as a hobby space, complete with power, lighting, and a Velux window.

Upstairs, there are two generously proportioned double bedrooms, both featuring exposed beams, window seats, and delightful original touches. One bedroom retains an original fireplace, while both enjoy stunning countryside views. The bathroom features a white three-piece suite and includes a spacious airing cupboard for added convenience.

The front of the property offers a small, inviting seating area, while a paved pathway leads to the terraced rear garden, thoughtfully landscaped with multiple seating areas, a greenhouse, a shed, and a charming selection of small trees, shrubs, and bushes. The garden seamlessly adjoins open fields, providing a serene backdrop and a sense of space. Please note that the neighbouring property has access for bins and maintenance.

Nestled on Intake Lane, Bankside is tucked away yet within a short stroll of Grassington Square, one of the most sought-after locations in the Yorkshire Dales National Park. The village offers a variety of everyday amenities, including independent shops, cafes, pubs, and restaurants. Outdoor enthusiasts will relish the numerous countryside walks on the doorstep, as well as a calendar of local events throughout the year.

For commuters, local bus routes connect to neighbouring towns and villages, while the bustling market town of Skipton, just 9 miles away, provides direct train links to major business centres in North and West Yorkshire.

This is a rare opportunity to own a truly charming cottage with a stunning garden, combining character, comfort, and an enviable location close to the heart of Grassington. Step inside to fully appreciate all that this property has to offer — internal viewing is highly recommended



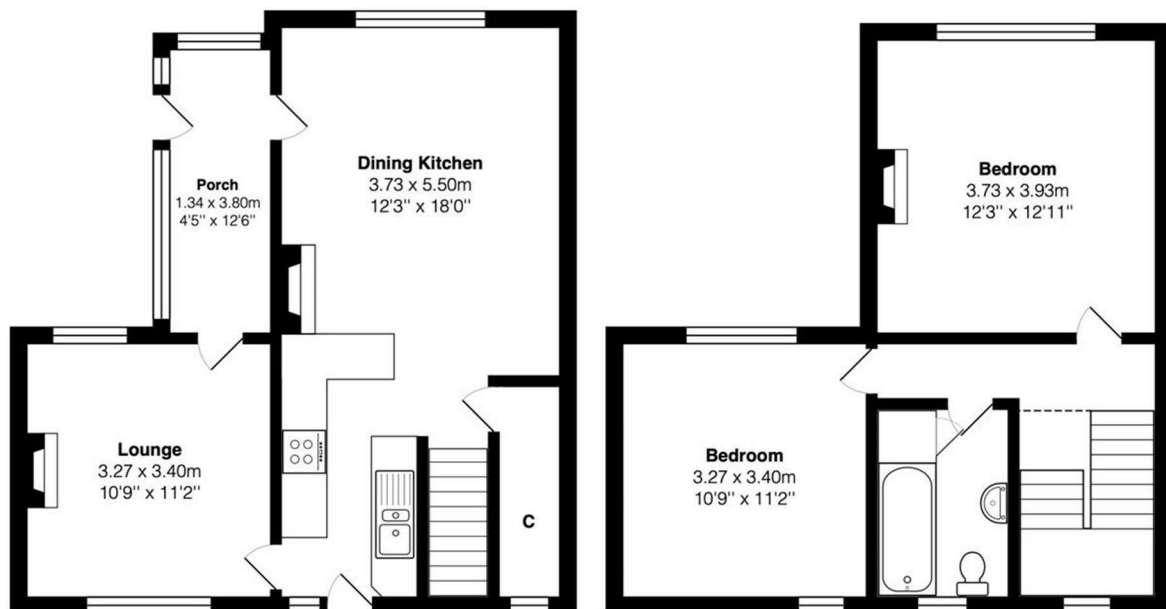
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 85.8 m² ... 923 ft²

All measurements are approximate and for display purposes only