



## Wayside Cottage, Starbotton, Skipton, BD23 5HY

**Asking Price £599,950**

- THREE BED DETACHED COTTAGE
- ENSUITES
- LARGE DOUBLE CAR PORT
- AMPLE OFF ROAD PARKING
- ATTRACTIVE WALLED COURTYARD GARDENS
- INCORPORATING SELF CONTAINED ONE BED ANNEXE
- UNDERFLOOR HEATING
- LOCKABLE STORAGE AREAS
- ADDITIONAL PARCEL OF LAND OPPOSITE
- CHAIN FREE

# Wayside Cottage, Starbottan, Skipton, BD23 5HY

A truly exceptional, chain free, stone-built detached residence offering an exquisite blend of character and contemporary living. This remarkable home includes a beautifully designed, self-contained annexe, providing outstanding flexibility to suit a wide range of buyers along with a large double carport and an additional parcel of land opposite. Whether you are seeking a lifestyle change with income potential, accommodation for dependent relatives, or simply additional living space to incorporate into the main home, the possibilities here are endless.



Council Tax Band: D



## PROPERTY DETAILS

Welcome to Wayside Cottage, a truly exceptional, chain free, stone-built detached residence offering an exquisite blend of character and contemporary living. This remarkable home includes a beautifully designed, self-contained annexe, providing outstanding flexibility to suit a wide range of buyers. Whether you are seeking a lifestyle change with income potential, accommodation for dependent relatives, or simply additional living space to incorporate into the main home, the possibilities here are endless.

The current owners have lovingly and thoughtfully transformed this property, paying meticulous attention to detail throughout. Original period features are seamlessly combined with modern design, creating a home that feels both timeless and luxurious. Fully insulated and benefiting from underfloor heating, the property delivers the comfort and efficiency of a new build, while retaining the charm of its historic façade. Every element has been imaginatively designed, and an internal viewing is essential to fully appreciate the scale and quality on offer.

Upon entering, you are welcomed into a spacious sitting room, centred around an impressive inglenook fireplace that immediately sets the tone. An inner hall with an elegant open-return staircase leads to the first floor and onward into the breathtaking living, dining, and kitchen space. This stunning area features a beautifully appointed kitchen with stone flag flooring, flowing effortlessly into the dining and living areas. A striking glass roof floods the space with natural light, while bi-folding doors open directly onto the garden, creating a perfect environment for entertaining and everyday living. Completing the ground floor are a stylish utility room and cloakroom.

Just off the kitchen is access to the self-contained annexe, thoughtfully arranged over multiple levels. Oak steps lead up to a charming mezzanine sitting area, while further oak steps descend to a contemporary kitchen and utility space with access to the rear. An inner hallway leads to a generous double bedroom and a luxurious shower room, making this an ideal independent living space.

To the first floor of the main house, a spacious landing leads to two impressive double bedrooms. The principal bedroom enjoys a front-facing aspect, a striking feature ceiling, and a luxurious en-suite shower room. The second double bedroom also benefits from a high-quality en-suite bathroom.

Externally, the property is approached via a gravelled rear driveway providing ample parking, along with a large double carport and secure, lockable storerooms. The gardens include attractive walled courtyard areas, ideal for outdoor entertaining, and all offer delightful views over the surrounding countryside and fells.

In addition, the property includes a valuable parcel of land opposite, with roadside access. This offers excellent potential for future development, subject to the necessary consents.

Starbottan is nestled in the heart of the breathtaking Yorkshire Dales National Park, surrounded by the dramatic, rolling countryside. It is a true haven for walkers, cyclists, and anyone who loves to immerse themselves in the great outdoors. The village also boasts its own charming public house, offering a warm welcome to locals and visitors alike.

Nearby, the picturesque village of Kettlewell provides additional local amenities, including cosy pubs, quaint shops, an excellent primary school and a playground. The historic market town of Grassington lies just nine miles away, while the bustling town of Skipton offers a wider range of services, excellent commuting links, and a vibrant town centre.



### Viewings

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

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### EPC Rating:

E

| 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                                   | 43      | 53                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

