



## Poppy Cottage, 9 Chapel Lane, Hebden, Skipton, BD23 5DT

**Asking Price £299,950**

- TWO DOUBLE BED END COTTAGE
- TWO ATTRACTIVE SITTING OUT AREAS
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO GRASSINGTON
- HEART OF THE YORKSHIRE DALES NATIONAL PARK
- PRIVATE PARKING
- CHARM AND CHARACTER
- CLOSE TO VILLAGE AMENITIES
- CURRENTLY RUN AS HOLIDAY COTTAGE
- VIEWING A MUST

# 9 Chapel Lane, Hebden, Skipton, BD23 5DT

A Charming and Award-Winning two bedroom, stone-built cottage with private parking. Nestled in a picturesque and highly sought-after village in the heart of the Yorkshire Dales. Currently a much loved holiday home, which also operates as a highly successful holiday let via Cottages.com, boasting multiple awards and glowing reviews.



Council Tax Band: Exempt



## PROPERTY DETAILS

### A Charming and Award-Winning Stone-Built Cottage in the Heart of the Yorkshire Dales

Nestled in a picturesque and highly sought-after village, this truly captivating two double bedroom end cottage dates back to the late 1800s. Rich in history, the property originally served the local community as a village reading room and Sunday School. Today, it stands beautifully transformed into an elegant and welcoming retreat—currently a much loved family holiday home, which also operates as a highly successful holiday let via Cottages.com, boasting multiple awards and glowing reviews.

The present owners have lovingly and thoughtfully updated the property, preserving its character while incorporating modern comforts. Whether you're seeking a ready-to-run holiday business or an idyllic personal residence, this property offers an exceptional opportunity—with fixtures and fittings negotiable for a seamless turnkey transition.

#### Interior: Character and Comfort in Every Detail

Step through the front door into a warm and inviting entrance hall, where original stripped and polished floorboards offer a glimpse into the home's heritage. A charming, enclosed staircase rises to the first floor, while the hall flows into a delightful sitting room, which enjoys a large front-facing window with scenic views. This room is rich in period features, including an elegant, recessed fireplace with a multi-fuel stove, original ceiling cornices, a deep wall recess with side window, and the same beautifully restored flooring. The dining kitchen blends traditional charm with modern practicality, featuring a stylish recessed oven, integrated appliances, tiled flooring, and direct access to a small courtyard with sitting out area to the rear—perfect for indoor-outdoor living.

#### First Floor: Spacious, Light-Filled Bedrooms and Modern Amenities

Upstairs a bright landing with side-facing window and built-in storage connects to two well-proportioned double bedrooms, one of which benefits from built-in wardrobes and cupboards. Both offer pleasant views of the surrounding village and countryside. Completing this floor is an attractive shower room, designed with both comfort and aesthetics in mind.

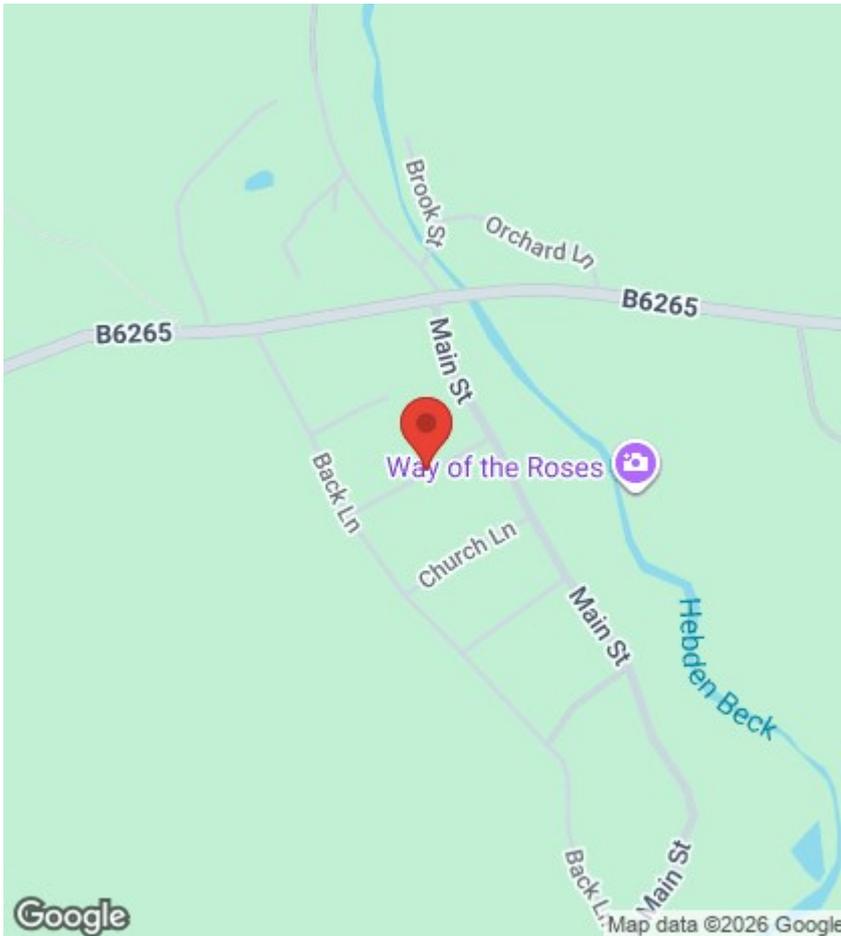
#### Outside: Gardens, Parking, and Practical Space

Direct access to a small courtyard with sitting out area to the rear and a useful outbuilding—ideal for storage or hobby use. Just a short walk up Chapel Lane there is another private small sitting out area, which is a sun trap, along with a storage shed (suitable for bikes), log shed and private parking.

#### Location: A True Dales Gem

Situated on Chapel Lane, just moments from the heart of the village, this property enjoys all the charm and community spirit the area is known for. Surrounded by the breathtaking landscapes of the Yorkshire Dales National Park, the village boasts an award winning pub, an extremely popular tea room, and an active social calendar. The nearby village of Grassington, only a few minutes' drive away, provides a wide range of amenities and hosts popular events throughout the year.

Whether you're looking for a profitable holiday rental, a charming second home, or a forever home steeped in history and beauty, this one-of-a-kind property offers both a lifestyle and an investment that's hard to match.



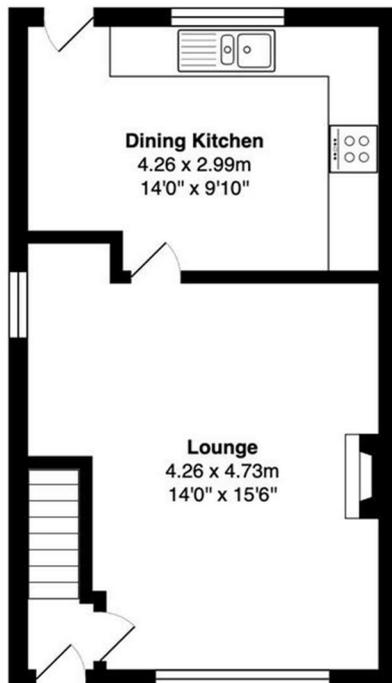
## Viewings

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

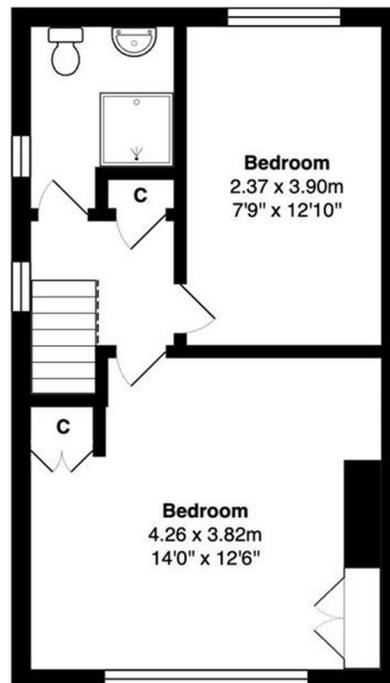
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 67.2 m<sup>2</sup> ... 724 ft<sup>2</sup>

All measurements are approximate and for display purposes only