



## Woodbine Cottage Kettlewell, Skipton, BD23 5RD

Asking Price £379,950

- THREE BED COTTAGE
- OPEN PLAN DINING KITCHEN
- GROUND FLOOR WET ROOM
- SET IN AN ENVIABLE LOCATION
- EARLY VIEWING RECOMMENDED
- ENCLOSED REAR GARDEN OVERLOOKING THE BECK
- UTILITY ROOM
- CHARM AND CHARACTER
- HEART OF THE YORKSHIRE DALES



# Woodbine Cottage , Skipton BD23 5RD

Woodbine Cottage is a beautifully charming three-bedroom, stone-built cottage, perfectly positioned in the heart of this picturesque village and enjoying a low maintenance rear garden overlooking the beck. Though some modernisation would enhance the property, it does offer tremendous potential, whether as a full-time residence, a peaceful second home in the stunning Yorkshire Dales National Park, or a profitable holiday let.



Council Tax Band: D



## PROPERTY DETAILS

Woodbine Cottage is a beautifully charming three-bedroom, stone-built home, perfectly positioned in the heart of this picturesque village and enjoys the serene backdrop of a gently flowing beck. Steeped in character, this delightful cottage is full of original features and timeless appeal. Though some modernisation would enhance the property, it offers tremendous potential—whether as a full-time residence, a peaceful second home in the stunning Yorkshire Dales National Park, or a profitable holiday let.

A wrought iron gate welcomes you into the property, leading to a spacious open plan dining kitchen area that instantly captures the home's rustic charm, with exposed beams and traditional features throughout. To the rear, a practical utility room and wet room provide functionality—ideal for countryside living and outdoor adventures.

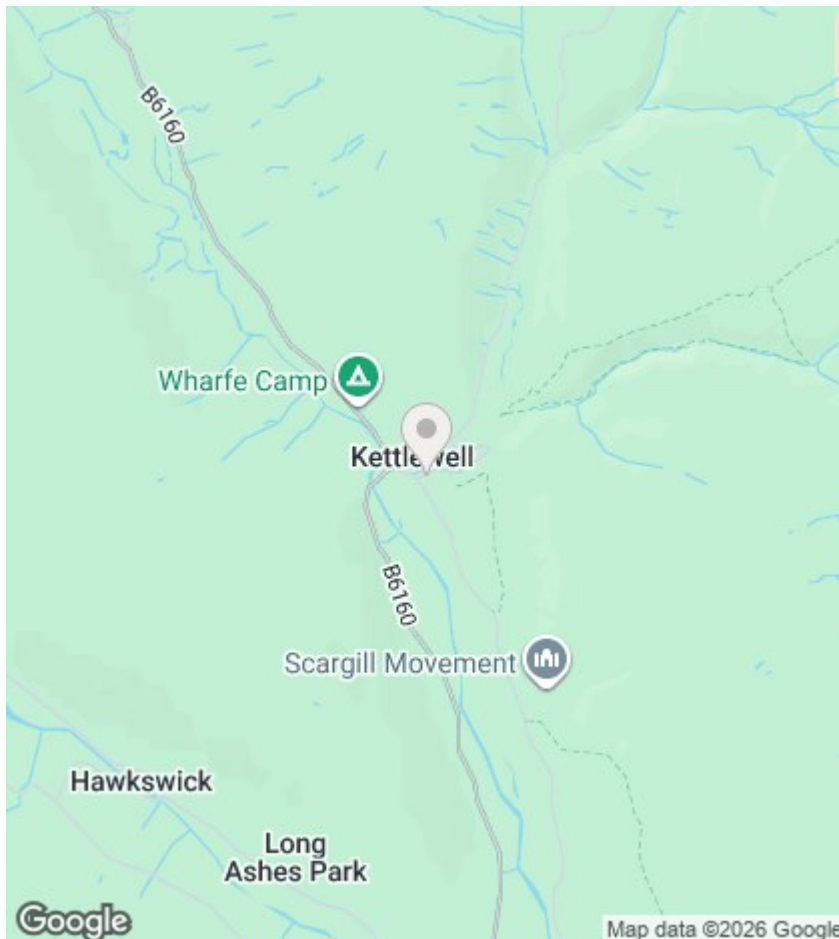
The sitting room is a standout feature: a warm, inviting space with large windows that let in plenty of natural light, a striking stone fireplace with an open fire, and original ceiling beams that lend an authentic, cosy cottage atmosphere. From the rear hallway, step out into a peaceful, paved garden—perfect for unwinding or entertaining—surrounded by mature shrubs and bordered by the tranquil beck that weaves through the heart of Kettlewell.

Upstairs, the generous landing—with a rear-facing window offering delightful views—leads to three good sized bedrooms. The master overlooks the picturesque village church and benefits from built-in furniture, while the other two rooms are equally characterful reflecting the home's heritage. The family bathroom is both traditionally styled and well-proportioned.

Outside, the stone façade and charming wrought iron gate create instant curb appeal. The rear garden is an enchanting, enclosed haven—low-maintenance yet full of charm—offering a quiet spot to enjoy the natural surroundings.

Set in the sought-after village of Kettlewell, Woodbine Cottage enjoys access to a close-knit community, local shop, welcoming pubs, a primary school, and regular bus services. The village hosts various events throughout the year, adding to its lively charm. Nearby Grassington offers further amenities, while the historic market town of Skipton—around 14 miles away—provides excellent transport links, including a train station ideal for commuters.

For those seeking a home with history, character, and an enviable location amid breathtaking countryside, Woodbine Cottage presents a rare and exciting opportunity in one of the most scenic spots in the Dales.



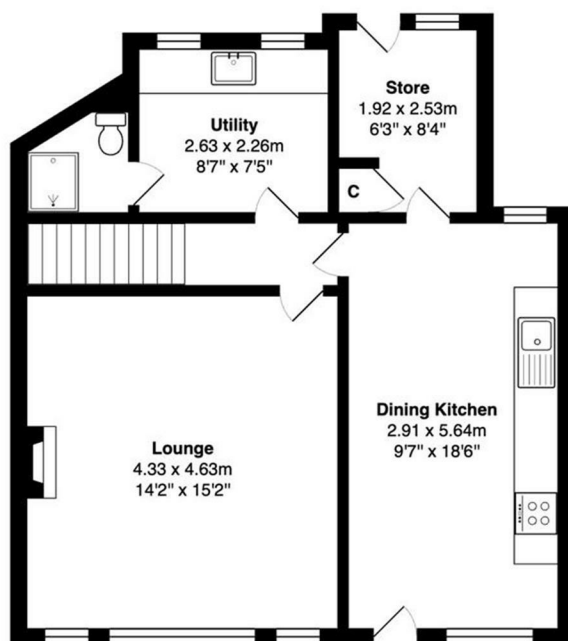
## Viewings

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

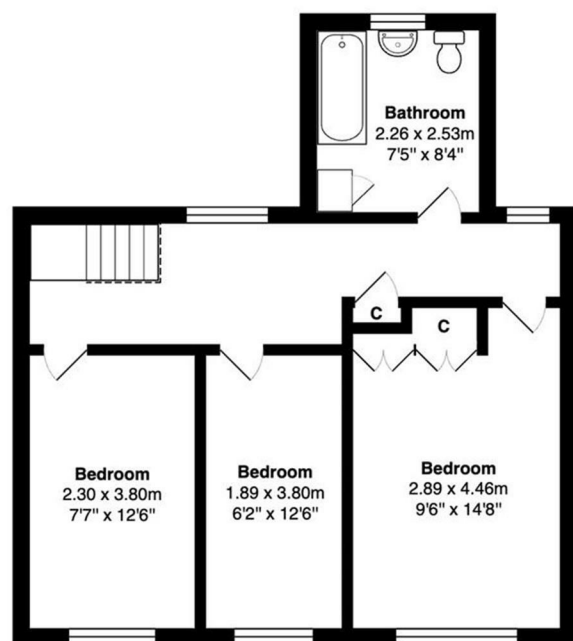
## EPC Rating:

F

| Energy Efficiency Rating                    |           |                                                                                                               |  |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|--|
|                                             | Current   | Potential                                                                                                     |  |
| Very energy efficient - lower running costs |           |                                                                                                               |  |
| (92 plus) <b>A</b>                          |           | <b>84</b>                                                                                                     |  |
| (81-91) <b>B</b>                            |           |                                                                                                               |  |
| (69-80) <b>C</b>                            |           |                                                                                                               |  |
| (55-68) <b>D</b>                            |           |                                                                                                               |  |
| (39-54) <b>E</b>                            |           | <b>33</b>                                                                                                     |  |
| (21-38) <b>F</b>                            | <b>33</b> |                                                                                                               |  |
| (1-20) <b>G</b>                             |           |                                                                                                               |  |
| Not energy efficient - higher running costs |           |                                                                                                               |  |
| England & Wales                             |           | EU Directive 2002/91/EC  |  |



Ground Floor



First Floor

Total Area: 103.8 m<sup>2</sup> ... 1117 ft<sup>2</sup>

All measurements are approximate and for display purposes only