



**SILWOOD COTTAGE, AUSTWICK  
OFFERS OVER £395,000**



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# SILWOOD COTTAGE, AUSTWICK, LANCASTER, LA2 8BD

Outstanding 3 bedroomed stone-built cottage, located in a superb position in the centre of Austwick village.

Very well-presented accommodation laid over two floors with quality fixtures and fittings throughout and many interesting features.

Quality bespoke kitchen units made by H & M of Ingleton with granite worksurfaces, ESSE stove and NEFF integral appliances. Feature oak staircase, hand-built bookcase multifuel stove, and flagged flooring.

Double glazed windows and electric central heating. Decorated and presented to a very high standard and ready for immediate occupation with no onward chain.

Fantastic, spacious property - well worthy of internal inspection to fully appreciate the size, character and quality.

Properties like this in this location do not come up for sale often, so don't miss this one!

Austwick is a very popular village situated within the Yorkshire Dales National Park and is approximately 5 miles from the Market town of Settle.

Set amid stunning, accessible countryside. The village still has local amenities such as a village shop, primary school, church, village pub, village hall and playing fields. Settle has more amenities such as the railway connection to Leeds, Carlisle, Lancaster and Skipton.

## ACCOMMODATION COMPRISES:

### Ground Floor

Entrance Porch, Entrance Hallway, WC, Lounge, Kitchen.

### First Floor

Landing, 3 Bedrooms, House Bathroom.

### Outside

Unrestricted Street Parking, Rear Garden.

## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Porch:

5'7" x 3'0" (1.70 x .91)

Oak kiln dried entrance porch, part glazed external entrance door, double glazed windows, flagged flooring, solid internal door.





**Entrance Hallway:**

8'0" x 8'0" (2.43 x 2.43)

Flagged flooring, double glazed window, radiator, glazed inner door to lounge.



**WC:**

4'0" x 2'5" (1.21 x .737)

WC, wash hand basin, coat hooks, flagged flooring.



### Lounge:

15'4" x 12'0" (4.67 x 3.65)

Good sized room with feature oak staircase to the first floor. Bespoke oak bookcase, multifuel stove with stone fire surround on flagged hearth, two double glazed windows, radiator, arched window, wall lights and meter cupboard.



### Kitchen:

16'0" x 13'0" (4.87 x 3.96)

Well-presented kitchen with a range of modern kitchen base and wall units with complementary granite worksurfaces, installed by H & M Kitchens of Ingleton. Belfast sink with mixer taps, integrated NEFF washer dryer, and dishwasher, larder unit, electric Esse stove, space for table, built in wine rack, flagged flooring and recessed spotlights.



### FIRST FLOOR:

#### Landing:

13'5" x 2'10" (4.08 x .864)

Access to 3 bedrooms and bathroom, pine internal door.



### Bedroom 1: (To the Front)

12'0" x 9'2" (3.65 x 2.79)

Double bedroom, double glazed window with shutters, radiator, double glazed arched gable window, panelled walls, bulkhead store cupboard/shelved, built in wardrobe by Timberworks of Settle.



### Bedroom 2: (To the Rear)

13'0" x 8'6" (3.96 x 2.59)

Double bedroom, 2 double glazed windows, radiator.





### **Bedroom 3:**

9'0" x 7'5" (2.74 x 2.26)

Single bedroom with Velux roof light, radiator.



### **Bathroom:**

9'7" x 8'3" (2.92 x 2.51)

A well-appointed bathroom comprising 3-piece white bathroom suite with bath plus drencher power shower over off the system, pedestal wash hand basin, WC, double glazed window with shutters, loft access, tiled walls and floor, cupboard housing electric central heating cylinder, vertical radiator.



### **Outside:**

Unrestricted street parking to the front of the cottage, passageway with grass verge leading through to enclosed rear garden. Pleasant rear garden with hard landscaping, sitting areas, mature shrubs and shed.







## Directions:

Enter Austwick village from Settle on the A65. Take the first turn right, down Greystoneber Lane. In the centre of the village by the church turn right on to the Main Street. Silwood Cottage is located on the left hand side. A 'For Sale' board is erected.

## Tenure:

Freehold with vacant possession on completion.

## Services:

Mains water, electric and gas.

## Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

## Flooding:

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is very low.

## Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

## Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

## Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

## Local Authority:

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'C'

Silwood Cottage Austwick LANCASTER LA2 8BD		Energy rating <b>E</b>
Valid until <b>22 March 2036</b>	Certificate number <b>0360-2117-6670-2496-1075</b>	
Property type	End-terrace house	
Total floor area	75 square metres	



[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.co.uk)

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