



**CLOVA COTTAGE, MAYPOLE GREEN, LONG PRESTON
£335,000**





CLOVA COTTAGE, MAYPOLE GREEN, LONG PRESTON, BD23 4PJ

Fantastic three bedroomed stone-built character cottage located in a superb and enviable position facing the Village Green in the centre of this popular Yorkshire Dales Village.

The cottage offers very spacious deceptive accommodation laid over two floors with many interesting features evident.

Immaculately presented throughout ready for immediate occupation with no onward chain.

Quality renovated accommodation offering two good sized reception rooms and fully fitted kitchen with appliances to the ground floor and three double bedrooms one of which is ensuite plus house bathroom to the first floor.

Upvc double glazed windows, gas fired central heating are installed and the property is very well decorated throughout.

Unrestricted street parking to the front and enclosed rear yard area.

Ideal property for family, first time buyer, holiday cottage or second home.

The property has been used as a successful holiday let and is therefore compliant with current fire safety regulations, including the provision of a centralised hard wired smoke and heat alarm system.

The current owners are prepared to discuss the negotiation of the inclusion of furnishings within the sale should that be desired.

Well worthy of internal inspection to fully appreciate the size, character and position.

Long Preston is a thriving Dales Village which offers local amenities such as village shop, pub, church, primary school, village hall and Railway Station.

A wider range of facilities are available in Settle approximately 4 miles and Skipton 11 miles.

ACCOMMODATION COMPRISES:

Ground Floor

Dining Room, Living Room, Kitchen.

First Floor

Landing, Bedroom 1 Plus En Suite, 2 Further Bedrooms, House Bathroom

Outside

Unrestricted Parking to the Front, Fore garden, Enclosed Rear Yard, Shed.



ACCOMMODATION:

GROUND FLOOR:

Dining Room:

18'0" x 10'0" (5.49 x 3.05)

Part glazed external entrance door, return staircase up to the first floor, upvc double glazed window, cast iron fireplace, space for table, covered radiator, painted beamed ceiling, and under stairs storage cupboard.



Living Room:

18,0" x 12'0" (5.49 x 3.66)

Good sized characterful room with two upvc double glazed windows, multi-fuel stove, within recessed fireplace with wood head with and flagged hearth, beamed ceiling, rear stable style entrance door.





Kitchen:

15'0" x 10'3" (4.57 x 3.12)

A range of modern kitchen base units with complementary wood worksurfaces, wall units, Belfast sink with mixer tap, built in electric oven, gas hob, stainless steel extraction hood, built in dishwasher, fixed seating, built in fridge freezer, upvc double glazed window, recessed spotlights, plumbing for washing machine, covered radiator, side external entrance door.



FIRST FLOOR:

Landing:

15'10" x 6'0" (4.82 x 1.82)

Spacious landing with access to 3 bedrooms and house bathroom, loft access and covered radiator.

Bedroom 1: (rear)

10'3" x 9'3" (3.12 x 2.82)

Double bedroom with upvc double glazed window, part sloping ceiling with recessed spotlights, radiator.





Ensuite Shower Room:

7'9" x 5'8" (2.36 x 1.72)

Comprising shower enclosure with drencher shower off the system, vanity wash hand basin, low flush WC, heated towel rail, recessed spotlights, cupboard housing central heating boiler, complementary tiled walls to dado.



Bedroom 2: (front)

12'3" x 12'3" (3.73 x 3.73)

Large double bedroom, dual aspect with 2 upvc double glazed windows, radiator, cast iron fireplace.





Bedroom 3: (front)

11'9" x 10'6" (3.58 x 3.20)

With upvc double glazed window and radiator.



House Bathroom:

8'8" x 6'6" (2.64 x 1.98)

Three-piece white bathroom suite comprising bath with drencher shower over off the system, vanity wash hand basin, low flush WC, upvc double glazed window, complementary wall tiling, heated towel rail.



OUTSIDE:

Unrestricted street parking to the front of the property with aspects over the Village Green, fore garden with Lavender bushes, enclosed rear yard area with cobbles and shed plus additional rear area with access from the lounge.



**Directions:**

From Settle on the A65 towards Skipton enter Long Preston and continue along the road until you reach the Maypole Pub on the left hand side. Turn left immediately after and the property can be found approx. 100 yards on the right hand side. A For Sale board will be erected.

Tenure:

Freehold with vacant possession on completion

Services:

All Mains services are connected to the property.

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 chance 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

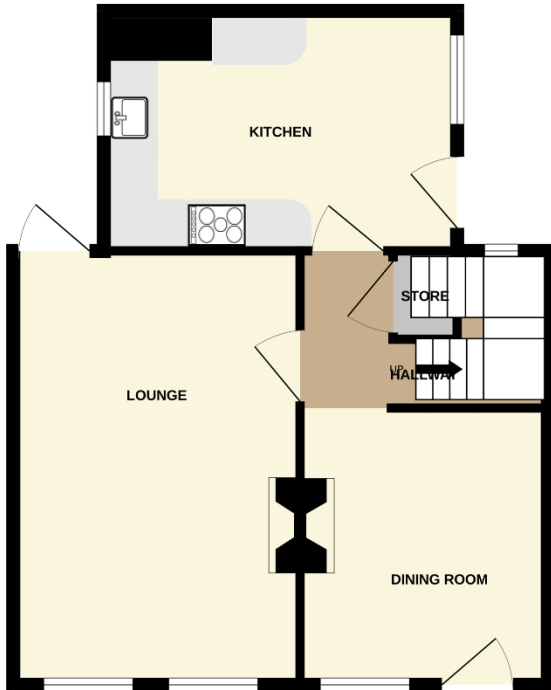
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Clova Cottage Maypole Green Long Preston SKIPTON BD23 4PJ		Energy rating
Valid until 10 September 2030	Certificate number 8302-7598-0422-8996-4103	

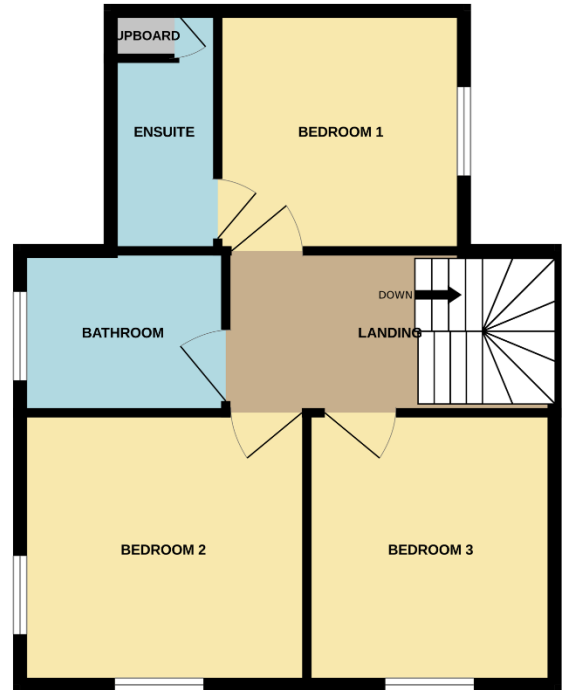
Property type	Semi-detached house
Total floor area	117 square metres



GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.tpos.co.uk

Market Place
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightstateagents.co.uk

King's Arms Buildings
15 Main Street High Bentham
Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

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