



APPLE TREE COTTAGE, AUSTWICK

£615,000





APPLE TREE COTTAGE, CLAPHAM ROAD, AUSTWICK, LA2 8BQ

Substantial, four bedroom, stone faced, extended, detached residence located in a superb position near to the centre of Austwick Village.

Offering well maintained and presented accommodation laid over two floors with many feature and quality fixtures and fittings throughout.

Standing within mature, tended, private gardens with gated forecourt and parking for several vehicles, large insulated shed, lawn, patios/entertaining areas.

Bespoke hand built range of kitchen units with granite worksurfaces and electric AGA within large family room.

Spacious through lounge with multi fuel stove and aspects over the gardens, study/office converted from the original garage, ground floor shower room/WC, utility room, rear lean to.

Four good sized bedrooms and well appointed house shower room.

Double glazed windows and oil fired central heating are installed.

Fantastic family home in one of the area most sought after villages.

This property is well worthy of internal/external inspection to appreciate the size, layout, condition and position.

Austwick is a popular village located within the Yorkshire Dales National Park amid outstanding accessible countryside, approximately 5 miles from the market town of Settle.

The village has an active community with village shop, church, village hall, primary school, playing fields, public house and country hotel.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Living Kitchen, Through Lounge, Snug/Office, Shower Room, Utility Room, Rear Lean To.

First Floor

Landing, 4 Bedrooms, Shower Room.

Outside

Gated Enclosed Gardens, Parking, Shed.





ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

6'0" x 6'9" (1.82 x 2.05)

Solid external entrance door, 2 double glazed timber windows, cast iron radiator, glazed double doors to living kitchen, limestone tiled floor.



Living Kitchen:

18'0" x 14'8" (5.48 x 4.47)

Large room with extensive range of bespoke kitchen units by Eastwood Pine with complementary granite worksurfaces, wall units, black electric AGA, Belfast sink with mixer taps, built in fridge, built in dishwasher, 2 double glazed windows, space for table, return staircase to the first floor, glazed inner door to the lounge, limestone tiled flooring.





Lounge:

12'0" x 21'5" (3.65 x 6.52)

Through lounge, spacious light and airy room with 3 double glazed windows, 2 with dropped window cills, multi fuel stove within recess with stone fire surround and slate hearth, cast iron radiator, double glazed double doors with access to the rear, recessed spotlights, cast iron radiator.



Rear Lobby:

6'7" x 4'9" (2.00 x 1.44)

Off the kitchen, access to shower room, snug and lean to, glazed door, limestone tiled flooring.

Shower Room/WC:

6'9" x 6'4" (2.05 x 1.93)

Shower enclosure with drencher shower off the system, WC, pedestal wash hand basin, tiled walls, limestone tiled floor, radiator.



Snug/Office:

9'0" x 12'5" (2.74 x 3.78)

Converted from original garage, double glazed, double external doors, vertical radiator, wood flooring, recessed spotlights.





Rear Lean to:

8'0" x 12'9" (2.43 x 3.88)

Entertaining area, space for table, double doors to side patio, rear doors, flagged flooring, open ceiling, roof light, outside sink with mixer tap.



Utility Room:

9'0" x 8'1" (2.74 x 2.46)

Off the lean to, plumbing for washing machine, oil fired central heating boiler, space for dryer, tiled floor.



FIRST FLOOR:

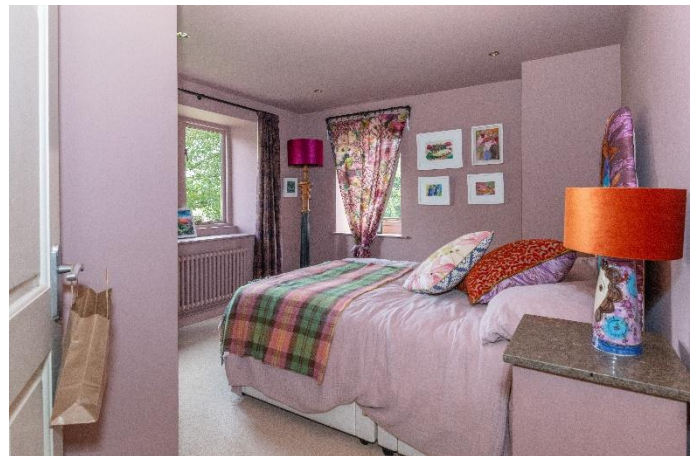
Landing:

Access to 4 bedrooms and house shower room, recessed spotlights, cylinder cupboard with large cylinder and shelving, loft access with ladder to boarded loft.

Bedroom 1:

10'6" x 12'4" (3.20 x 3.75) plus 2'9" x 2'10" (0.83 x 0.86)

Double bedroom, double glazed window, cast iron radiator, recessed spotlights, built in wardrobe.





Bedroom 2:

10'0" x 12'5" (3.04 x 3.78)

Dual aspect, 2 double glazed windows, cast iron radiator.



Bedroom 3:

12'1" x 10'11" (3.68 x 3.07)

Double bedroom, dual aspect with 2 double glazed windows, cast iron radiator, recessed spotlights, walk in cupboard (former en suite, drainage still in place if required)



Bedroom 4:

8'2" x 10'6" (2.48 x 3.20)

Open off the landing, double glazed window, recessed spotlights, cast iron radiator.





Shower Room:

6'9" x 9'6" (2.05 x 2.89)

Recently refurbished room, large shower enclosure with drencher shower off the system, pedestal wash hand basin, low flush WC, heated towel rail, double glazed window, part tiled walls, tiled floor, recessed spotlights.



OUTSIDE:

Front:

Gated, paved forecourt area, with walled boundaries.



Side:

Pleasant side garden with patio, mature shrubs, trees, walled boundaries.



**Rear:**

Good sized rear garden with lawn, mature shrubs and trees, walled boundary.

**Directions:**

Enter Austwick village off the A65, Apple Tree Cottage is located on the right hand side. A 'For Sale' board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains electric, water, drainage, Oil Fired heating 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](https://www.gov.uk/check-flood-risk) 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

Council Tax Band 'F'

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- Smart meters
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

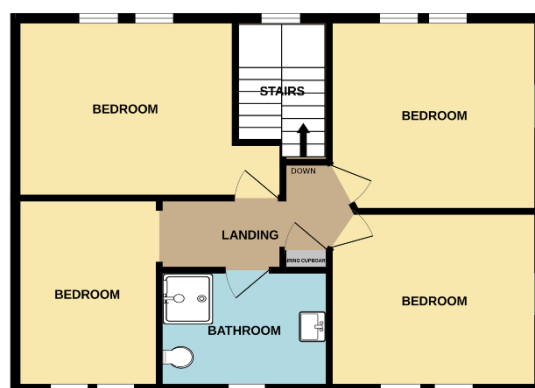
Appletree Cottage Clapham Road Austwick LANCASTER LA2 8BQ		Energy rating D
Valid until 7 September 2035	Certificate number 4400-7494-0322-2522-3853	
Property type	Detached house	
Total floor area	141 square metres	



GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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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