



6 Chapel Lane, Hebden, Skipton, BD23 5DT

Guide Price £315,000

- TWO BEDROOM DALES COTTAGE
- ENSUITE
- CHARM AND CHARACTER
- CLOSE TO VILLAGE AMENITIES
- GARDEN TO FRONT
- CHAIN FREE
- SOUGHT AFTER VILLAGE SETTING
- CLOSE TO GRASSINGTON

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Nestled within a peaceful hamlet in the highly sought-after village of Hebden, 'The Ives' is a delightful, two bedroom, double-fronted stone-built cottage offering an enviable blend of character, generous living space and outstanding potential.



Council Tax Band: D



PROPERTY DETAILS

A Charming Double-Fronted Stone Cottage in an Idyllic Dales Setting

Nestled within a peaceful hamlet in the highly sought-after village of Hebden, The Ives is a delightful double-fronted stone-built cottage offering an enviable blend of character, generous living space and outstanding potential. Surrounded by beautiful countryside and enjoying lovely views, this charming home occupies a tranquil setting, perfect for those seeking a slower pace of life in the heart of the Yorkshire Dales.

Approached through a pretty garden gate, the property is immediately welcoming, with mature cottage gardens creating a wonderful first impression. The accommodation is spacious and full of character, beginning with a generous dining room that flows into a traditional country-style kitchen featuring an open staircase rising to the first floor. From here, the home opens into an impressive living room, where a feature fireplace creates a cosy focal point and large windows frame delightful views across the gardens. A covered ginnel provides useful access to two substantial store rooms, offering excellent storage or potential workshop space.

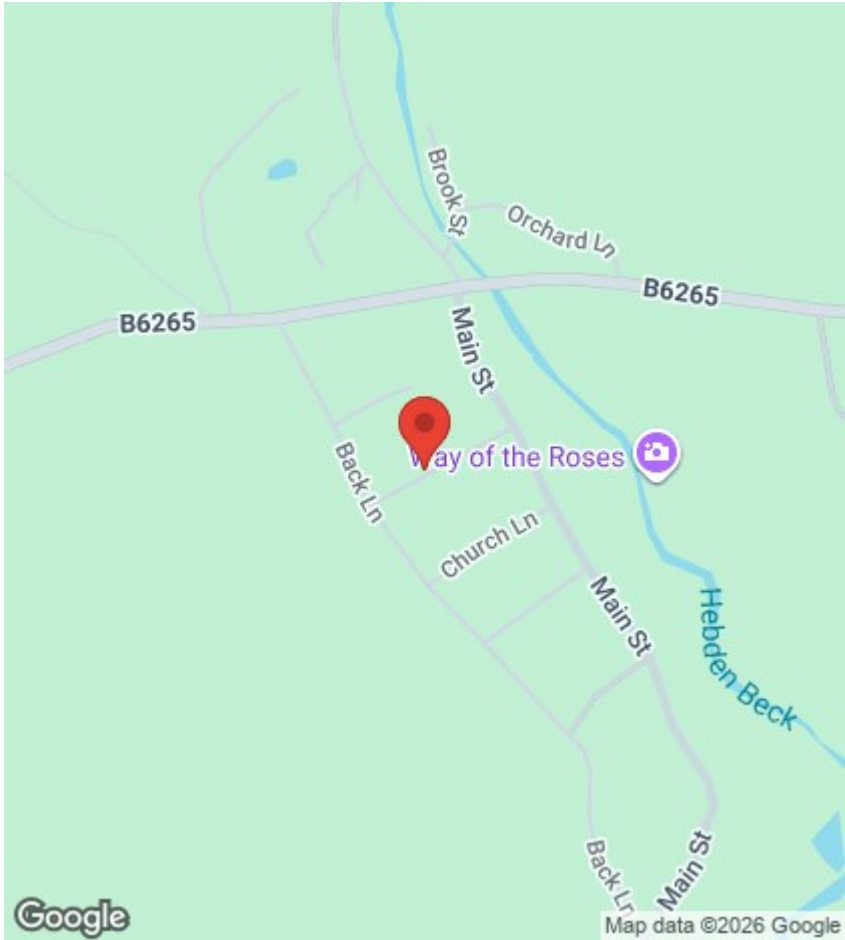
The first floor continues to impress with a bright and airy landing incorporating an ideal home office or reading area, enhanced by a Velux window allowing natural light to flood the space. The exceptionally spacious principal bedroom benefits from a luxurious en-suite shower room, while a second generous double bedroom is served by a well-appointed house shower room.

Although the cottage would benefit from a programme of modernisation, it offers exciting scope for a purchaser to create a truly exceptional home. Subject to the necessary planning permissions and building regulations, there is potential to reconfigure the accommodation to provide a third bedroom, making it an ideal opportunity for growing families, those seeking a holiday home, or buyers looking to add value.

Outside, the mature front gardens are a true delight, thoughtfully planted with established shrubs and flowers, and complemented by a charming summer house and seating area—perfect for relaxing and enjoying the peaceful surroundings.

Hebden is one of the Yorkshire Dales' most picturesque and unspoilt villages, offering an outstanding tea room, welcoming public house and spectacular walking countryside. The nearby historic market town of Grassington offers an excellent range of independent shops, cafés, traditional pubs and restaurants, while the bustling market town of Skipton, approximately 12 miles away, provides extensive amenities and a direct rail service, making it ideal for commuters.

This is a rare opportunity to acquire a characterful country cottage in an outstanding village location, offering charm, space, beautiful gardens and exciting potential to create a truly special home.



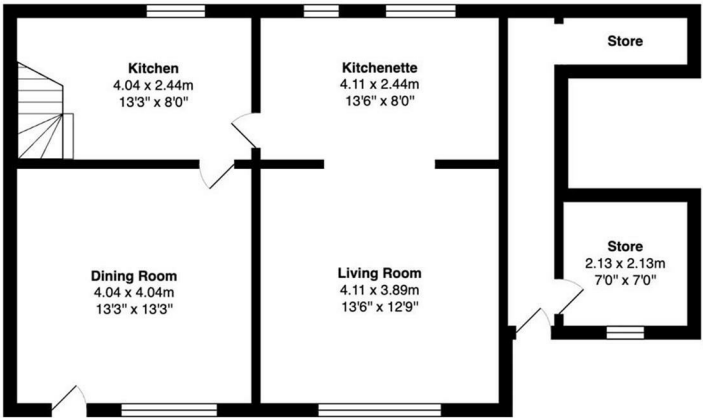
Viewings

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

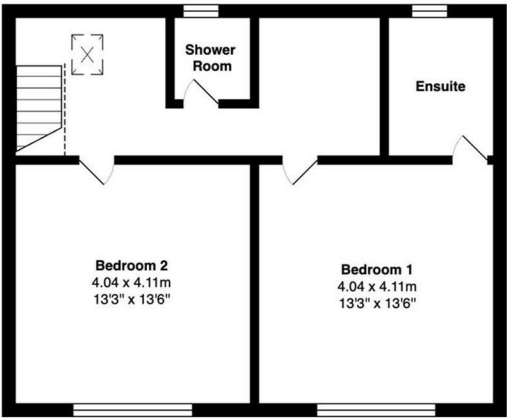
EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total Area: 121.7 m² ... 1310 ft²

All measurements are approximate and for display purposes only