



The Elms, Middle Lane, Kettlewell, BD23 5QX

Asking Price £485,000

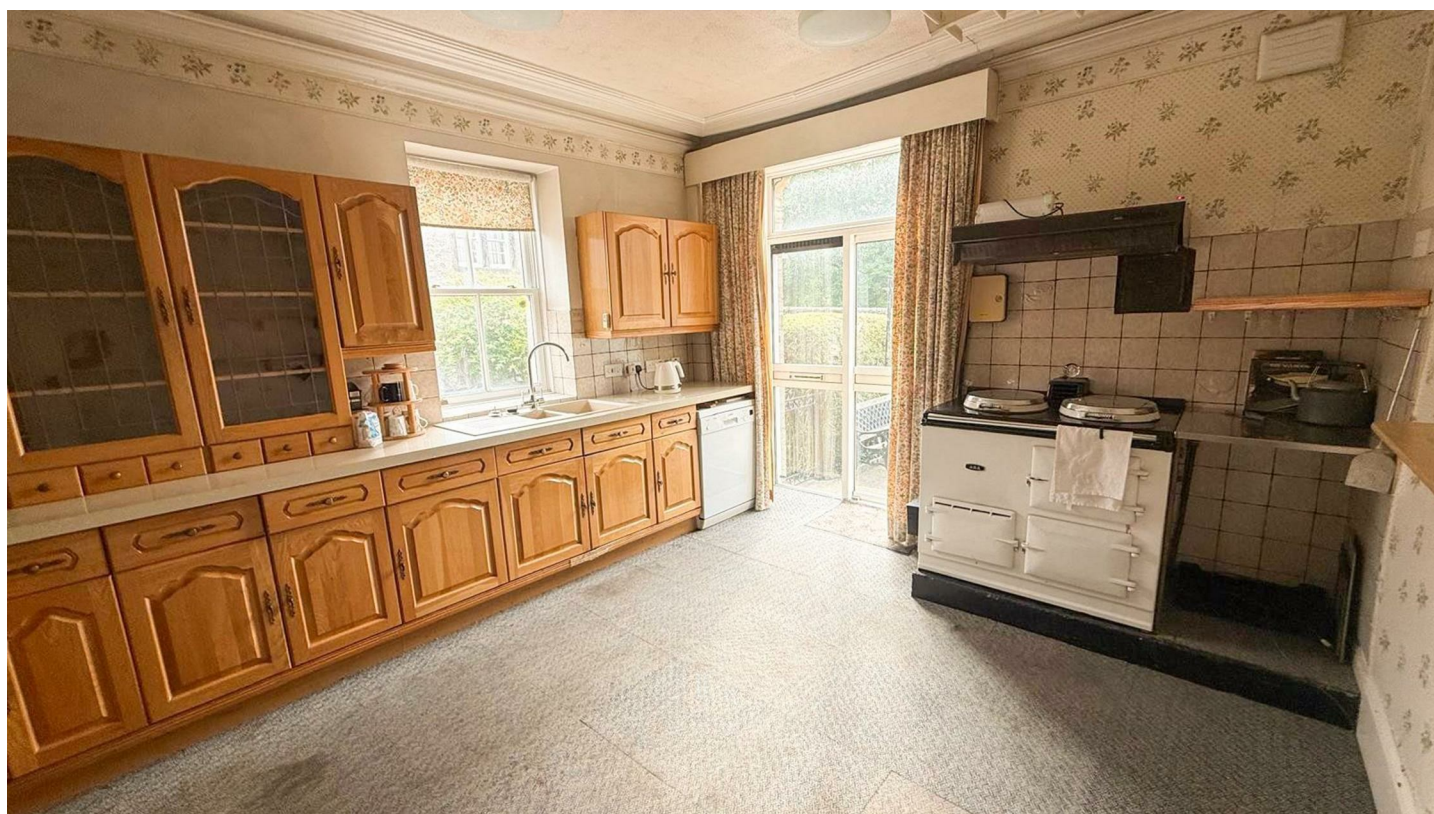
- SIX BEDROOM CHARACTER PROPERTY
- GENEROUS GATED GARDEN
- THREE RECEPTION ROOMS
- TWO ADDITIONAL ATTIC ROOMS
- CHARACTER FEATURES
- TANDEM GARAGE
- OFF ROAD PARKING
- GENEROUS DINING KITCHEN
- TWO USEFUL BASEMENT ROOMS
- VIEWING A MUST

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Occupying a wonderful position within the highly sought-after village of Kettlewell, this handsome six bedroom, double-fronted, stone-built country residence offers an exciting opportunity for a buyer looking to create something truly special.



Council Tax Band: G



PROPERTY DETAILS

Occupying a wonderful position within the highly sought-after village of Kettlewell, this handsome double-fronted stone-built country residence offers an exciting opportunity for a buyer looking to create something truly special.

Offering approximately 3,625 sq ft of accommodation arranged over four floors, the property is rich in character, scale and history. The current owners have lovingly held the property since 1987 and, while the house now requires modernisation, this is reflected in the asking price and provides the next owner with the opportunity to restore and transform this substantial home to its full potential.

Previously operated successfully as a guest house, the property offers considerable versatility. It could equally become a magnificent family home, a residence with letting or guest accommodation, or a combination of home and income, subject of course to any necessary consents. Above all, however, this is a characterful Yorkshire Dales home that deserves to be brought back to life and enjoyed for many years to come.

Kettlewell is one of the Yorkshire Dales' most picturesque and much-loved villages, surrounded by some of the finest countryside in the National Park. Set within a dramatic landscape of rolling hills, stone walls and open valleys, the village offers an enviable combination of rural tranquillity, community and outdoor lifestyle.

The village itself has a wonderful traditional character, with attractive stone properties, a village green, local amenities, places to eat and drink, and a strong sense of community. The surrounding countryside provides endless opportunities for walking, cycling, exploring and simply enjoying the spectacular scenery. Kettlewell is also a popular destination for visitors, making it an appealing location for those considering a property with guest or holiday letting potential.

For those seeking a lifestyle away from the pace of town and city living, yet with a welcoming village atmosphere and excellent access to the wider Yorkshire Dales, Kettlewell is a particularly special place to call home.

A few stone steps lead to the front door, opening into a generous entrance hall with an attractive open staircase rising through the property and immediately conveying a sense of the space and character on offer.

To the right is a superb sitting room, featuring a large bay window and additional side elevation window, allowing plenty of natural light and offering lovely views across the gardens. A stone fireplace provides an attractive focal point and reinforces the property's traditional character.

To the opposite side of the hall is a further reception room, again enjoying views over the gardens. This versatile room could provide a formal dining room, family room, study or additional sitting room depending upon the requirements of the new owner.

The dining kitchen is generously proportioned and retains a particularly appealing country-house feel, with a double oil fired AGA and access to the side of the property. The rear hall provides access to the lower levels and also leads into a further substantial reception room, offering an excellent range of possible uses.

From here, there is access to the large tandem garage, which incorporates a useful cloakroom and utility area, with further access out to the front garden.

The basement provides two exceptionally useful rooms, both benefiting from windows and good ceiling height. These spaces offer enormous flexibility and, subject to the necessary planning permissions and building regulations, may provide potential for further accommodation or alternative uses.

The scale and arrangement of the lower floors are one of the property's greatest assets, offering a buyer the opportunity to adapt the accommodation to suit modern requirements.

The spacious first-floor landing features an attractive arched window and provides access to the upper floor. There are five double bedrooms on this level, four of which benefit from their own en-suite shower rooms, together with a further good-sized single bedroom and a house bathroom. The number of bedrooms makes the property particularly interesting for a large family, multi-generational living or those wishing to explore

guest accommodation or letting potential. The second floor offers two impressive attic rooms, both providing further opportunities for the imaginative buyer. Once again, subject to the appropriate planning and building regulation consents, these areas could potentially be incorporated into the main accommodation, creating additional bedrooms, offices, studios or recreational spaces.

The property occupies a substantial west-facing garden, predominantly laid to lawn and framed by mature borders. The gardens provide a wonderful setting for the house and enjoy plenty of afternoon and evening sunshine, creating a peaceful outdoor space from which to appreciate the surrounding environment.

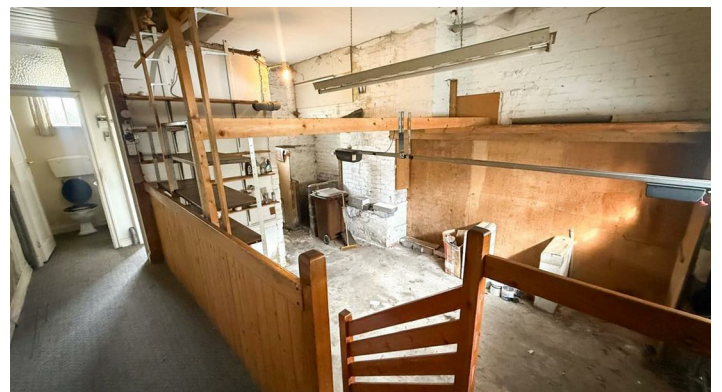
Gated access provides on-site parking, while the substantial tandem garage is accessed from the rear. There is considerable scope for landscaping and creating a truly outstanding garden environment to complement the house.

Properties of this size, character and potential in such a beautiful Yorkshire Dales setting rarely come to the market.

This is not a turnkey modern home — and that is precisely where its appeal lies. For the buyer with vision, enthusiasm and a desire to create a home with real personality, there is an extraordinary opportunity here to restore, modernise and reimagine a substantial period residence while retaining its inherent charm and character.

Whether your dream is to create a magnificent family home, a home with additional income potential, or simply to take on a rewarding project in one of the Yorkshire Dales' most beautiful villages, this property offers the space, setting and possibilities to make that dream a reality.







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		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approx Gross Internal Area
347 sq m / 3731 sq ft



Cellar
Approx 42 sq m / 457 sq ft

Ground Floor
Approx 120 sq m / 1290 sq ft

First Floor
Approx 118 sq m / 1265 sq ft

Second Floor
Approx 67 sq m / 720 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.