

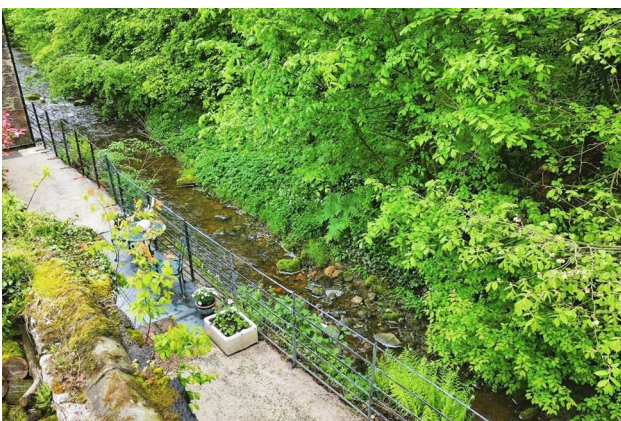
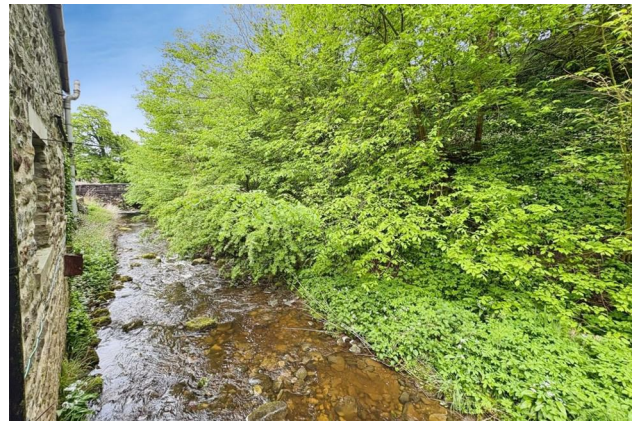
# HUNTERS®

## EXCLUSIVE

Victoria Lodge & Albert Cottage, Kirkby Malham

Price £485,000

Property Images



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### Property Images



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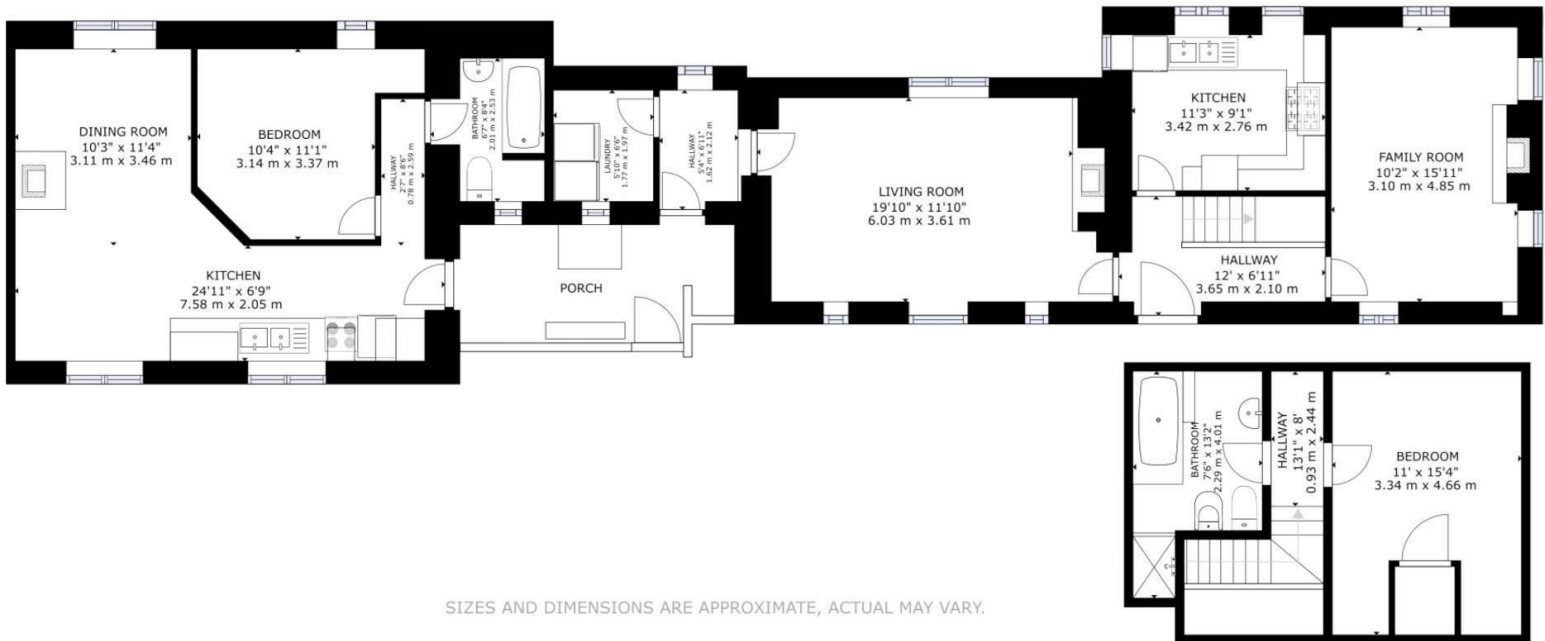
### Property Images





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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Welcome to Victoria Lodge with Albert Cottage, a charming detached period property running alongside Kirkby Beck.

This delightful property with its wood-burning stoves and central heating offers a unique opportunity for those seeking a blend of character and modern living, in the heart of The Yorkshire Dales National Park.

The versatile layout includes 2/3 bedrooms, 2/3 reception rooms, 2 kitchens, a laundry room and 2 bathrooms providing ample space for relaxation and entertaining. One of the reception rooms could be used as a third bedroom, making it ideal for families or guests.

Victoria Lodge is equipped with (bottled) GAS central heating and Albert Cottage has an In-line electric boiler serving an under-floor heating system, providing warmth and comfort throughout the seasons. The cottage-style kitchens are a true highlight, complete with fitted appliances such as a dishwasher and fridge-freezer.

Outside, you will find a lovely garden area alongside the beck, offering a serene space to unwind. A shed is also included, providing additional storage. Parking is available for 2 vehicles, adding to the practicality of this charming home.

Additionally, a Certificate of Lawful Development has been applied for, which will allow the property to revert to a single dwelling, enhancing its potential. It is worth noting that there is a section 106 on the adjacent Albert Cottage, which prohibits holiday letting or occupation by person/s not currently living or working in YDNP, however, this will be removed once the certificate is issued.

The property is available immediately and comes with no forward chain, making it an attractive option for those looking to move swiftly. This property is not just a house; it is a home filled with character and potential, waiting for the right owner to make it their own.

### **On-Line-Bullet-Points**

- Certificate to revert to single property applied for
- Stunning countryside location
- Unlimited walks from the doorstep
- Adjacent to charming locally used village Inn
- Albert Cottage: 1 bed, 1 bath, open-plan living-dining
- Victoria Lodge: 2 storey, 1 bed, 1 bath, 2 reception, kitchen and laundry room
- Cottage-style kitchens with fitted appliances
- Parking space for each property
- Raised garden area alongside Kirkby Beck on Victoria Cottage
- Available immediately, no forward chain