



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A DECEPTIVELY SPACIOUS 3 BEDROOMED COTTAGE
WITH A FURTHER USEFUL ATTIC ROOM, OFFICE SPACE,
2 RECEPTION ROOMS AND A FABULOUS DINING KITCHEN
ENJOYING OPEN VIEWS OVER SURROUNDING
COUNTRYSIDE IN A POULAR VILLAGE LOCATION**



20 HIGH FOLD LOTHERSDALE

This highly individual & thoughtfully extended cottage is full of character and provides generously proportioned 3 Bedroomed accommodation (with a further large Attic room); also briefly comprising: Sitting Room with solid fuel stove, stylish Dining Kitchen with doors to the garden & views over open countryside, adjoining Utility & Cloakroom, Pantry, Study space and a cosy Snug. The Bedrooms are all well proportioned, complemented by a modern Bathroom suite.

PRICE: £422,500 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



The cottage is constructed in **natural Yorkshire stone covered in a traditional grey slate roof**, having the benefit of a flagged & lawned garden to the front with a **private parking space** together with a **superb patio garden to the rear adjoining open countryside**. **Fabulous views can be enjoyed in every direction, providing a lifestyle which has become increasingly sought after in recent years.**

Lothersdale is an extremely popular semi-rural village community known for having a **highly regarded primary school**, the beautifully restored Hare & Hounds public house, a well maintained park and **popular country walks (including the Pennine Way) virtually from the doorstep**; with the larger towns of **Skipton and Colne** also being within comfortable driving distance.

Covering in excess of 1300 square feet, the larger than expected accommodation in detail comprises:

TO THE GROUND FLOOR

Solid timber door to:

ENTRANCE PORCH: with flagged floor, coat & shoe rack and inner door to:

HALLWAY: with staircase to the first floor.

SITTING ROOM: 17'6" x 14'7" with solid fuel stove recessed to chimney breast with flagged hearth, alcove wall light points, exposed beams and useful understairs store cupboard.



INNER HALLWAY: with oak flooring and exposed beam.

STUDY AREA: 7'8" x 4'6" with matching oak flooring.

PANTRY: 7'0" x 6'10" with storage shelving, oak worktop, space for undercounter appliances and vinyl floor.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



DINING KITCHEN: 21'0" x 9'11" with range of units with quartz worktops over incorporating recessed ceramic sink unit, electric oven, 4 ring induction hob, extractor fan, integrated slimline dishwasher, oil boiler, 2 large Velux windows, tiled floor and **DINING AREA** with bi-fold doors to the garden and views over open countryside.



SNUG: 10'0" x 8'10" with oak flooring, wall mounted TV point and wall light point.

TO THE FIRST FLOOR

LANDING: with spindled balustrade and staircase to the second floor.



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BEDROOM 1: 14'6" x 11'11" (plus recess under the stairs) a lovely bright room with a southerly aspect and long distance views over countryside.

BEDROOM 2: 9'9" x 8'10" with views over fields to the rear.

BEDROOM 3: 11'6" x 7'0" with similar views and recessed cupboard also housing the hot water cylinder.



BATHROOM: 7'8" x 5'11" comprising bath with thermostatic shower over and glass screen, low suite w.c, bracket wash hand basin, part tiled walls, tiled floor, frosted uPVC window and chrome ladder towel rail.



TO THE SECOND FLOOR

ATTIC ROOM: 17'11" x 14'11" (max) (ideal as a work from home or hobby space) with 2 roof windows, radiator and deep storage cupboards.

TO THE OUTSIDE

To the front is a flagged south facing patio, small lawn and space for a timber shed next to the oil tank. There is a private allocated parking space in the courtyard.

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The rear flagged garden directly borders open fields, has stone wall boundaries and includes a cold water tap.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band E.

SERVICES: Mains drainage and electricity are connected to the property. Oil serves the heating and water is from a shared spring. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

POST CODE: BD20 8HE

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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