

# HUNTERS®

## EXCLUSIVE

### Victoria Lodge & Albert Cottage, Kirkby Malham

Price £450,000

Property Images





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### Property Images

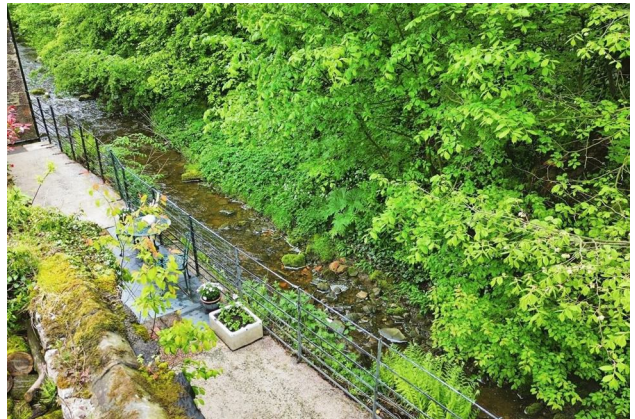
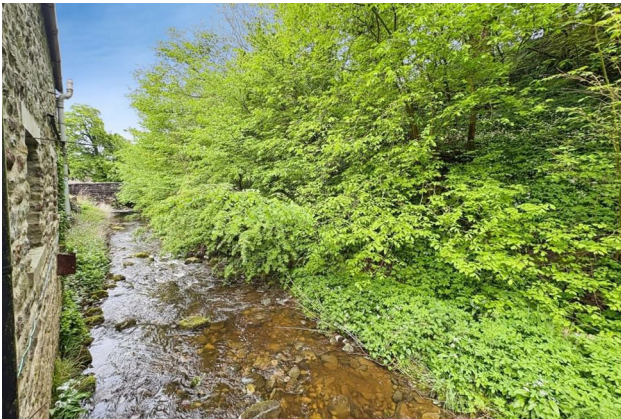




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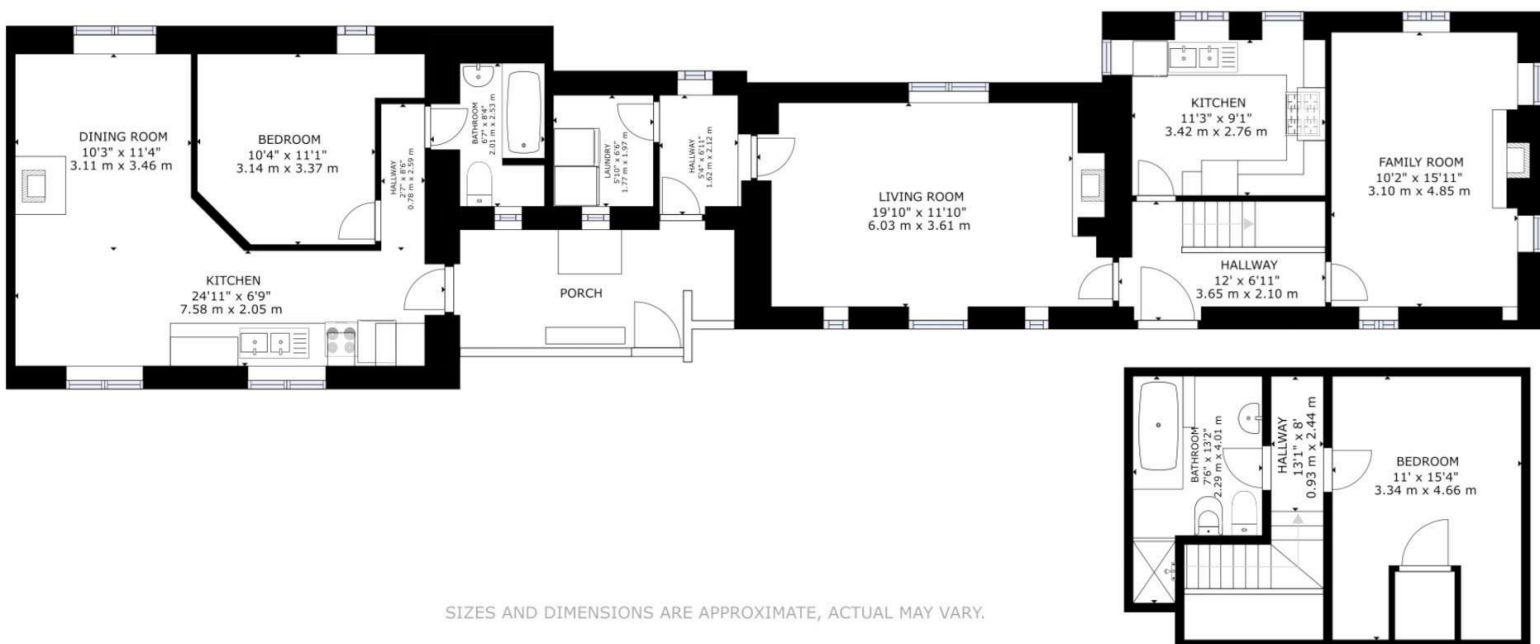








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EXCLUSIVE



| Energy Efficiency Rating                                                                                                                                                                        |  | Current | Potential |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 47      | 62        |
| <i>Not energy efficient - higher running costs</i>                                                                                                                                              |  |         |           |

**England & Wales**

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.

Part of this property (Albert Cottage) has a YDNP 106 Local Occupancy Restriction therefore buyers need to meet one of the criteria outlined at the foot of these details.

The versatile layout includes 2/3 bedrooms, 2/3 reception rooms with wood-burning-stoves, 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. Located in a picturesque part of this Yorkshire Dales Village, adjacent to Kirkby Beck and bridge.

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. Modern bathrooms and good sized bedrooms.

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.

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.

There are 2 separate EPC's for these properties. The one showing is for Albert Cottage.

PLEASE NOTE; - There is a section 106 on Albert Cottage, which prohibits holiday letting or occupation by person/s not currently living or working in YDNP. Albert Cottage can be rented out to a person /s who meet the below criteria;

- i) Existing residents of the National Park establishing a separate household, purchasing a property for the first time, downsizing to a more manageable home or requiring more space for a growing family;
- ii) A head of household who is or whose partner is in or is taking up full-time permanent employment or self employment, within the National Park (or in another part of a parish split by the National Park boundary). Where a person is employed in a business that operates in multiple locations, their employment activities should take place predominantly inside the National Park;
- iii) A household that has a child at a school within the National Park;
- iv) Householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park boundary);
- v) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park (or in another part of a parish split by the National Park boundary);
- vi) Persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary);
- vii) Former residents of the National Park (or of another part of a parish split by the National Park boundary) whose case is accepted in writing by the Authority as having a need to return to the National Park.

### On-Line-Bullet-Points

- There is a section YDNP 106 local occupancy restriction in place
- 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