



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**OFFERING FAR MORE THAN AT FIRST MEETS THE EYE –
A DECEPTIVELY SPACIOUS 3 BEDROOMED FORMER
FARMHOUSE WITH PRIVATE PARKING, A LOVELY COTTAGE
GARDEN AND SUPERB VIEWS**



**SUTTON FIELDS FARM
8 SUTTON FIELDS
SUTTON IN CRAVEN**

Constructed in Yorkshire stone covered with a heavy stone roof, **this former farmhouse retains a wealth of original character features** including stone flagged floors, exposed beams & stonework and a feature Inglenook fireplace to the Sitting Room.

Standing towards the end of a row of much smaller cottages, **the size of the property is not to be misjudged by its charming cottage appearance**, having a floor area of circa 1200 sq ft briefly comprising: **2 Reception Rooms, a modern Kitchen, large Utility and good storage Cellar**, complemented by **3 Double Bedrooms and a family Bathroom**. Externally there is **private parking and a wonderful wildlife friendly garden with a lovely open aspect**.

PRICE: £325,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Sutton-in-Craven provides a **choice of primary schools, a fabulous park, 2 pubs, a pharmacy and a convenience store**. The neighboring village of Cross Hills provides a wide range of shops & amenities including the **highly regarded South Craven Secondary School**. The area is well served by a regular bus service, good road links to the larger centers of Skipton, Keighley and East Lancashire and via train stations within a 5 minute drive.

TO THE GROUND FLOOR

Part glazed uPVC door to:

LOBBY: with part glazed inner door to:

SNUG: 13'3" x 10'6" with stripped pine floorboards and staircase to the first floor.



SITTING & DINING ROOM: 21'7" x 15'4" (max) with original stone flagged floor, exposed beam, open fire recessed to inglenook fireplace with stone surround & lintel, **DINING AREA** and windows to the front and rear.



KITCHEN: 9'11" x 8'4" with range of oak wall and base units with laminate worktops over incorporating stainless steel sink unit & drainer, electric oven & grill, 4 ring gas hob with concealed extractor hood over, integrated fridge, tiled floor, exposed stonework & beam and stable door to the garden.

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



UTILITY: 10'7" x 6'0" comprising stainless steel sink unit & drainer, washer plumbing, space for fridge freezer and dryer, Potterton boiler and tiled floor.



TO THE LOWER GROUND FLOOR

CELLAR: 11'8" x 10'7" with stone flagged floor, stone banks and power & light.

TO THE FIRST FLOOR

LANDING: with views over playing fields and access to roof void.

BEDROOM 1: 13'1" x 10'4" with stripped pine floorboards and long distance views.

BEDROOM 2: 11'8" x 10'5" with similar views to bedroom 1.



BEDROOM 3: 10'4" x 10'3" with built-in wardrobe with hot water cylinder and lovely views to the rear.

BATHROOM: 10'0" x 6'1" comprising bath with shower head attachment, low suite w.c, pedestal wash hand basin, wooden flooring, exposed beams and frosted window.

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TO THE OUTSIDE

Private parking is located to the front. The beautiful cottage garden to the rear comprises a flagged patio, gravelled and bark chipped areas with established borders and mature planting, enclosed by a mix of stone wall, fence and hedge boundaries and enjoying a favourable westerly aspect.



COUNCIL TAX BAND: Band D.

SERVICES: Mains gas, water, drainage and electricity are connected to the property. 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 8BN

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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