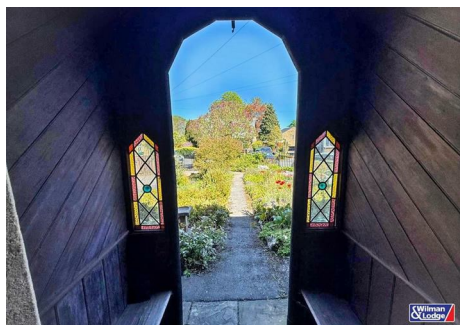




## Harper Square, Sutton-in-Craven, BD20 7NE

**Asking Price £299,950**

- STONE BUILT COTTAGE
- PRIVATE DRIVEWAY & DETACHED GARAGE
- FULL OF CHARM & CHARACTER
- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY MAINTAINED GARDENS
- UTILITY ROOM
- EXCELLENT PUBLIC TRANSPORT LINKS

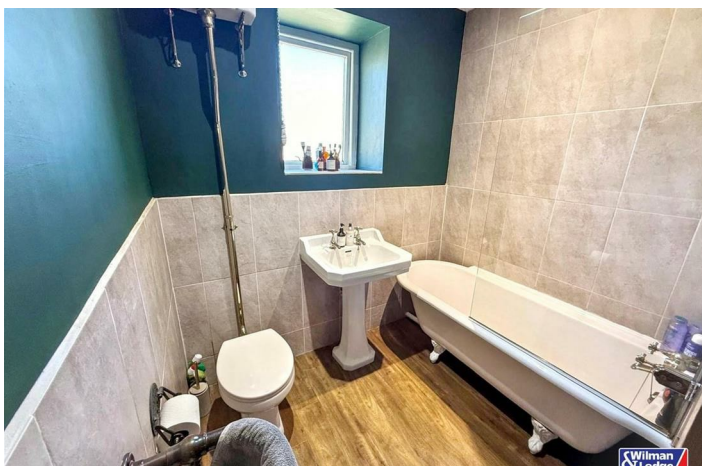


# Harper Square, Sutton-in-Craven, BD20 7NE

This truly exquisite two-bedroom, stone-built cottage is one of just three of its kind, offering a rare opportunity to own a home brimming with charm, character and timeless appeal.



Council Tax Band: C



## PROPERTY DETAILS

This truly exquisite two-bedroom, stone-built cottage is one of just three of its kind, offering a rare opportunity to own a home brimming with charm, character and timeless appeal. From the moment you arrive, the sense of exclusivity is unmistakable—each of the three cottages retains its original porch and windows, preserving a unique heritage that immediately captures the heart.

Step through the original porch, complete with charming built-in seating, into a welcoming and spacious entrance hall that sets the tone for the rest of the home. The elegant sitting room is a standout feature, boasting a beautiful fireplace and original windows that flood the space with natural light while framing delightful views over the front garden.

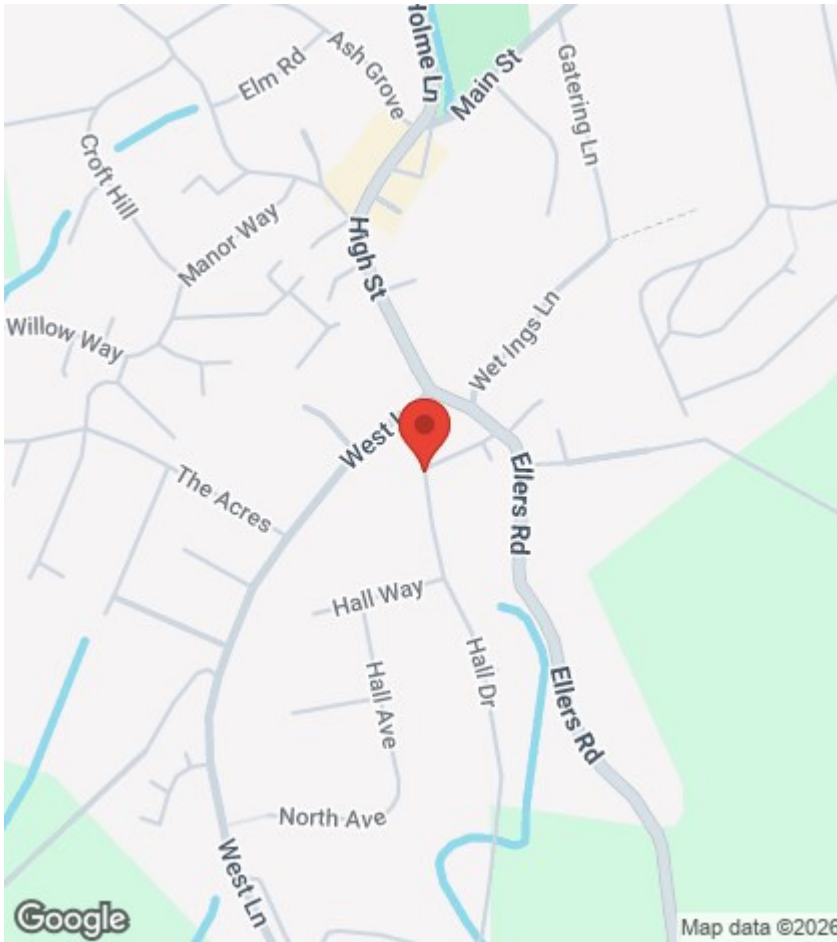
To the rear, the dining kitchen has been thoughtfully modernised and is well-equipped for both everyday living and entertaining. It flows seamlessly into a practical utility/boot room, which provides convenient side access—ideal for busy households.

Upstairs, a generous landing leads to the impressive master bedroom, positioned at the front of the property. Here, two original stained-glass windows with window seats create a stunning focal point while offering peaceful views over the gardens. A second well-proportioned double bedroom and a luxurious Victorian-style bathroom complete the first floor.

Externally, the property continues to impress. The beautifully maintained front garden is open-plan, vibrant and well-stocked, enhancing the cottage's kerb appeal. A private driveway leads to a detached single garage—an uncommon and highly desirable feature for homes of this type. To the side, a patio area provides the perfect spot for outdoor dining, while steps lead up to a raised, lawned terrace garden. Two useful outbuildings add further practicality and storage.

Situated in the historic and highly regarded part of Sutton, the property is surrounded by an array of attractive, high-quality homes. Sutton-in-Craven is widely considered one of the area's most sought-after locations, offering excellent schools for all ages, a beautiful park, charming village shops, and welcoming pubs. Additional amenities can be found in nearby villages, while excellent transport links—including regular bus services and a nearby train station—make commuting straightforward.

For those seeking a truly special home—one that rarely comes to market—this exceptional cottage is not to be missed.



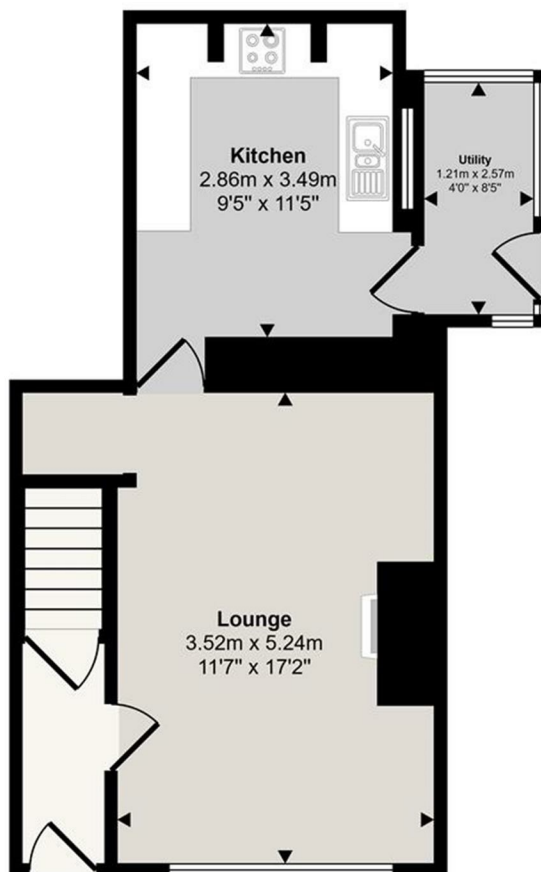
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

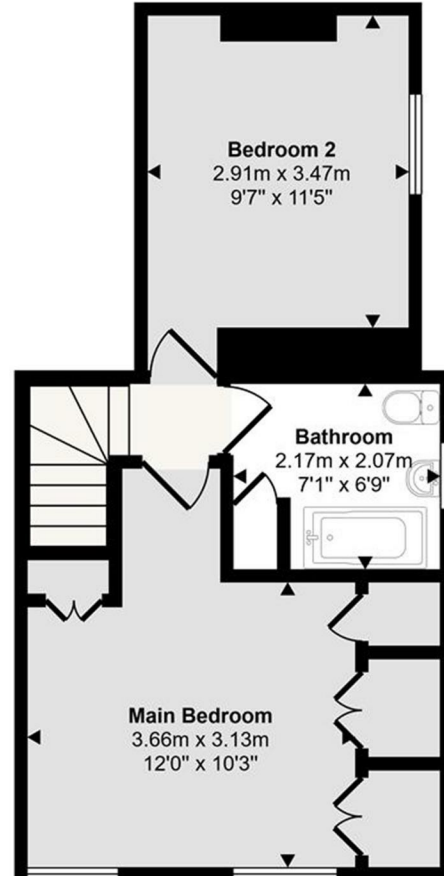
## EPC Rating:

D

| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>85</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>62</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |



Ground Floor



First Floor