



**WHITE ROSE COTTAGE, MAIN STREET,
LONG PRESTON
£425,000**





WHITE ROSE COTTAGE, 12 MAIN STREET, LONG PRESTON, BD23 4ND

Stunning character large 3 to 4 bedroom stone built cottage, located in a superb and convenient position in the centre of Long Preston Village within the Yorkshire Dales National Park.

Part of the property dates back to the 1600's with additions/alterations and modern day fixtures and fittings with a host of features evident such as exposed stone walls, beams etc.

Interesting flexible accommodation comprising large dual aspect lounge with large Inglenook fireplace, fitted kitchen with appliances, snug with panelled wall, 2nd Lounge/4th bedroom with ensuite toilet and could extend Airbnb if required.

First floor, 3 bedrooms, landing and well-appointed house bathroom.

Outside, parking for several vehicles, annexe which comprises bedroom and shower room, ideal for Airbnb or dependant relative.

Superb enclosed, private walled garden with sitting area, decking and shepherd's hut.

Presented to a high standard throughout with newly installed double glazed windows and barn doors, outside facias throughout, gas fired central heating. Gates and fencing replaced three years ago.

Fantastic property which needs to be viewed to be fully appreciated.

Ideal family home with income potential.

Long Preston is a popular village located within the Yorkshire Dales National Park, set amid scenic countryside approximately 5 miles from the market town of Settle and 16 miles from Skipton.

The village has local amenities including village store, church, village hall, primary school and railway station with links to Leeds, Skipton, Settle and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Inner Hallway, Snug, Rear Hallway, WC/Cloakroom, Second Lounge/Fourth Bedroom, Kitchen.

First Floor

Landing, Master Bedroom, 2 Further Bedrooms, House Bathroom

Outside

Walled Garden, Forecourt Parking Area for Several Vehicles, Annexe/Holiday Cottage.



ACCOMMODATION:

GROUND FLOOR:

Lounge:

9'3" x 18'4" (2.82 x 5.57) plus 10'8" x 6'0" (3.25 x 1.83)

Fixed central window (former front door), 2 double glazed leaded sash windows with shutters and with beams over, large inglenook fireplace housing gas stove on stone hearth, beamed ceiling, radiator, recessed spotlights, access to inner hallway.



Inner Hallway:

5'10" x 7'0" (1.77 x 2.13)

Feature return staircase to the first floor, under stairs store cupboard, ornate balustrade and newel post, flagged floor, beamed ceiling.



Snug/Dining Room:

9'0" x 14'0" (2.74 x 4.27)

Superb room with double glazed mullioned window with window seat, beamed ceiling, panelled wall, flagged hearth, curved radiator.





Rear Hallway:

6'4" x 4'3" (1.93 x 1.30)

With part glazed external door, radiator, cloaks cupboard, flagged flooring, cupboard with plumbing for washing machine.

Second Lounge/Fourth Bedroom/ Extra Airbnb Room:

9'4" x 13'5" (2.85 x 4.09)

Currently utilised as a bedroom, space for dining table, exposed stone wall, double glazed doors with access to the rear garden, flagged flooring.



WC:

2'10" x 5'6" (0.86 x 1.68)

With low flush WC, wash hand basin, vertical radiator, upvc double glazed window.



Kitchen:

10'9" x 11'0" (3.28 x 3.35)

With extensive range of modern kitchen base units with complementary worksurfaces, wall units, breakfast bar, 1 ½ bowl ceramic sink with mixer taps, dishwasher, dual fuel Belling stove, fridge freezer, wall mounted heater, side entrance door with canopy over, flagged flooring, beamed ceiling, exposed stone wall, double glazed window.





FIRST FLOOR:

Landing:

5'3" x 11'2" (1.60 x 3.40) plus 5'8" x 4'4" (1.72 x 1.32)

Split landing with access to 3 bedrooms and house bathroom, double doored cupboard, radiator, boiler.



Master Bedroom:

9'4" x 18'0" (2.84 x 5.48)

To the front, large double bedroom with 2 upvc double glazed sash windows, exposed roof truss, open ceiling, exposed stone wall, feature fireplace, radiator.





Bedroom 2:

10'9" x 11'10" (3.28 x 3.61)

Off the second landing, double bedroom with reduced eaves, beamed ceiling, Velux roof light 2 double glazed windows, mock fireplace, radiator, wood floor.



Bedroom 3:

6'10" x 10'2" (2.08 x 3.10)

Off the first landing, open ceiling, Velux roof light, double glazed window, removable built in bed, exposed stone wall, radiator.



House Bathroom:

9'3" x 8'5" (2.81 x 2.56)

Very well appointed house bathroom with 4 piece white bathroom suite comprising jacuzzi bath, low flush WC, shower enclosure with electric shower, pedestal wash hand basin, double glazed window, vertical radiator, exposed roof timbers, recessed spotlights, tiled floor, upvc double glazed window.





OUTSIDE:

Annexe: Used as Airbnb Business.

10'0" x 10'4" (3.04 x 3.15)

Upvc double doors, vertical radiator, loft area.

Currently utilised as Airbnb business with high demand for walkers etc with own gated entrance.



Shower Room:

4'8" x 6'3" (1.42 x 1.90)

Upvc double glazed window, corner shower enclosure with shower over off the system, low flush WC, vanity wash hand basin

Front:

Small walled fore garden.

Side:

Double gated, gravelled, side access with parking for several vehicles, mature shrubs, climbers, hedge, shed, cobbled area, sitting space.



**Rear:**

Enclosed rear garden with decked area, paved area, 2 sheds, access to annexe, New Shepherdess hut and green house.

**Directions:**

Enter Long Preston Village on the A65 from Settle, go past the Maypole, the village green and Hartley Green, White Rose Cottage is the next house on the left hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

All Mains services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is very low.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.



N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'

White Rose Cottage 12 Main Street Long Preston BD23 4ND		Energy rating D
Valid until 14 February 2032	Certificate number 3132-5422-8000-0904-3206	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1416 sq.ft. (131.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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