

# Ornella's Estates

PROUDLY INDEPENDENT



14 Stockinger Lane

Addingham, Ilkley, LS29 0ND

Price £349,950



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## INTRODUCTION

A Truly Enchanting Weaver's Cottage in the Heart of Historic Addingham

Nestled along the picturesque and highly sought-after Stockinger Lane, one of Addingham's oldest and most charming streets, this exceptional Weaver's Cottage offers a rare opportunity to own a piece of Yorkshire's rich heritage. Dating from the late 18th to early 19th century and set within a historic enclave synonymous with the village's handloom weaving industry, this captivating home effortlessly blends timeless character with warmth, charm and breathtaking views.

Few homes possess the ability to capture the imagination before you have even crossed the threshold. This much-loved cottage does exactly that.

From the moment you step inside, you are greeted by an atmosphere that is both welcoming and unforgettable. The beautiful family dining kitchen forms the heart of the home, where exposed stonework, a magnificent original chimney breast and characterful beams create a setting steeped in history and charm. A generous storage room provides valuable practicality without compromising the cottage's character.

The sense of individuality and charm continues throughout the home's wonderfully arranged four floors. The first floor reveals a delightful family lounge, a peaceful retreat filled with character and natural light, with direct access to the enchanting rear cottage garden.

Ascending to the second floor, the principal bedroom offers a truly magical sanctuary, framed by spectacular far-reaching views that stretch across the village rooftops and surrounding landscape. A beautifully appointed house bathroom completes this level.

The third floor provides two further bedrooms, each enjoying their own stunning outlooks and offering flexible accommodation for family, guests or home working.

Outside, the cottage is equally captivating. To the front, a charming low-maintenance garden enhances the property's idyllic kerb appeal, while residents' on-street parking is conveniently available nearby.

The rear garden is a hidden gem and a wonderful haven. Thoughtfully landscaped with a decked seating area, paved terraces, mature trees, flowering borders and established shrubbery, it is the perfect place to relax and unwind. Whether enjoying a morning coffee or an evening glass of wine, the elevated outlook across Addingham's historic cottages creates a view that never fails to lift the spirits.

Lovingly cared for and beautifully maintained throughout, this remarkable home radiates warmth, character and authenticity at every turn. Rich in history, full of soul and ready to welcome its next custodians, this is far more than a house—it is a lifestyle, a sanctuary and a rare opportunity to become part of Addingham's enduring story.

A truly exceptional cottage. Rarely available, impossible to forget.

## HISTORY

Stockinger Lane's name is thought to be linked to the textile trade. During Addingham's weaving boom. Families lived on the lower floors. Looms were housed on the upper floors where large windows provided good light. Some cottages had warehouse space and external loading doors for cloth and yarn.

The village became an important textile centre, supplying cloth and yarn to the growing mills of the Wharfe Valley and Bradford district. The surviving cottages on Stockinger Lane are among the best reminders of this period.

## WHAT OUR VENDORS SAY

I've loved my cottage from first moving in 29 years ago with my children. It's been such a happy home and I've always felt so safe in this idyllic spot in the village, with good caring neighbours giving it such a community feel.

## LOCATION

Nestled in the heart of the beautiful Wharfedale Valley, Addingham is one of Yorkshire's most desirable and picturesque villages, offering the perfect blend of countryside charm, community spirit and everyday convenience. Rich in history and surrounded by stunning scenery, the village enjoys a thriving

atmosphere with an excellent range of amenities including popular pubs and restaurants such as The Fleece, The Craven Heifer and The Swan, all renowned for their welcoming Yorkshire hospitality. The village is home to the highly regarded Addingham Primary School, together with local nurseries and pre-school facilities, making it a popular choice for families.

For those who enjoy the outdoors, Addingham is a walker's paradise, with access to the famous Dales Way, Addingham Moorside, Ilkley Moor, Bolton Abbey and countless scenic countryside walks and cycling routes right from the doorstep. The village hosts a variety of clubs, sports facilities, community groups and events throughout the year, creating a warm and vibrant village atmosphere that is increasingly hard to find.

Perfectly positioned between the sought-after spa town of Ilkley and the historic market town of Skipton, residents enjoy easy access to an excellent selection of independent shops, cafés, restaurants, highly regarded schools and direct rail links to Leeds and Bradford. Surrounded by the breathtaking landscapes of the Yorkshire Dales and steeped in heritage, Addingham offers an exceptional quality of life, combining the tranquillity of village living with superb connectivity and amenities.

This is village life at its very best.

## APPROACH

As you approach this much loved home, you immediately see how beautiful the street is. Offering great kerb appeal, you cannot help but to feel part of a friendly community. Comprising:

## ENTRANCE

A small entrance leading into:

## FAMILY DINING ROOM

13'4" x 13'2" (4.071 x 4.018)

As you enter you immediately feel how welcoming this home is. Comprising solid wood entrance door to the front elevation. Frosted Upvc double glazed windows to the front elevation. Points for washing machine, dryer and dishwasher. Exposed stone chimney breast. Beams. Fitted cupboards. Dado shelving. Radiator. Storage room. Great for entertaining family and friends.

## MODERN KITCHEN AREA

7'8" x 5'4" (2.362 x 1.650)

Leading straight from the dining room this beautiful kitchen with in keeping with the house. Comprising Upvc double glazed window to the front elevation with lovely views over Stockinger Lane. Wall and base units with laminate worktops. Point for cooker. Extractor fan over. Part tiled walls. Great for cooking whilst entertaining your friends and being in the conversation.

## FIRST FLOOR

## FAMILY LOUNGE

14'2" x 11'9" (4.327 x 3.594)

What a beautiful room. Great for relaxing after a hard days work. The warmth is offers is truly exceptional. Offering an abundance of natural light and comprising Upvc double glazed windows to the front and rear elevations boasting great views. Fitted cupboard. TV point. Feature gas fire with solid wood mantelpiece. Wooden door with frosted glass leading into the rear garden.

## SECOND FLOOR

## MASTER BEDROOM

11'4" into recess x 9'2" (3.461 into recess x 2.811)

A stunning master bedroom comprising Upvc double glazed windows to the front elevation with lovely views. Single radiator.

## HOUSE BATHROOM

13'8" x 4'6" (4.167 x 1.372)

In keeping with the style of this beautiful home. Comprising Upvc double glazed window to the rear elevation. Bath with electric shower over. Low level w.c. Wash hand basin. Single radiator. Airing cupboard. Mirror with LED lighting. Part tiled walls.

## THIRD FLOOR

Tel: 01943 661506

## BEDROOM.2.

12'0" x 7'4" (3.682 x 2.251)

Another lovely double bedroom comprising Upvc double glazed windows to the front elevation boasting breath taking views over to the Cow and Calf and Beamsley Beacon. Single radiator.

## BEDROOM.3.

14'6" max x 7'5" max (4.440 max x 2.268 max)

Comprising Velux windows and single radiator.

## OUTSIDE

### PARKING

To the front of the property there is residents on street parking.

### GARDENS TO FRONT AND REAR

Outside, the cottage is equally captivating. To the front, a charming low-maintenance garden enhances the property's idyllic kerb appeal.

The rear garden is a hidden gem and a wonderful haven. Thoughtfully landscaped with a decked seating area, paved terraces, mature trees, flowering borders and established shrubbery, it is the perfect place to relax and unwind. Whether enjoying a morning coffee or an evening glass of wine, the elevated outlook across Addingham's historic cottages creates a view that never fails to lift the spirits.

### ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

### MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

### PROPERTY OMBUDSMAN

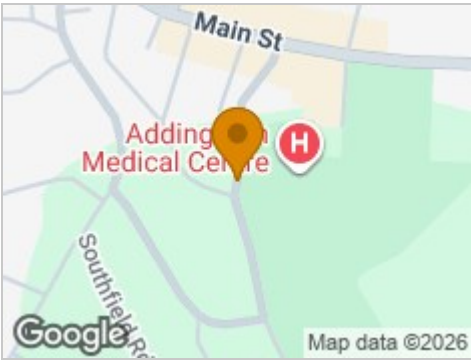
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

### BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



Hybrid Map



Terrain Map



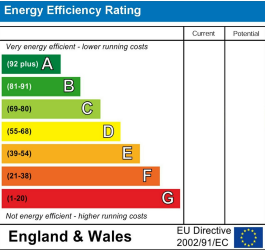
Floor Plan



Viewing

Please contact our Ornela's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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