



## 2 Smithy Cottages, Kilnsey, Skipton, BD23 5PS

**Asking Price £350,000**

- THREE BEDROOM COUNTRY COTTAGE
- REAR ENCLOSED GARDEN
- LOW MAINTENANCE FRONT GARDEN
- PANORAMIC VIEWS
- CLOSE TO GRASSINGTON
- OFF ROAD PARKING
- CHAIN FREE
- SCENIC VILLAGE SETTING
- HEART OF THE YORKSHIRE DALES
- VIEWING A MUST

## 2 Smithy Cottages, Kilnsey BD23 5PS

A stunning three bedroom stone built cottage with super views from all elevations, delightful rear garden adjoining the picturesque trout farm, whilst also enjoying a low maintenance front garden and off road parking for two cars. This spacious home offers the chance for the discerning purchaser to be part of this delightful dales village, properties in this area very seldom come onto the open market so we suggest early viewing to avoid disappointment.



Council Tax Band: C



## PROPERTY DETAILS

### Welcome to 2 Smithy Cottages — A Truly Charming Dales Retreat

Nestled in the heart of the picturesque village of Kilnsey, 2 Smithy Cottages is a superb, stone-built three-bedroom home that exudes character and charm. Set within delightful gardens, the rear of the property borders a tranquil trout farm and offers breathtaking views from every aspect — a true countryside haven.

This spacious and beautifully maintained home features designated parking for two vehicles.

As you step through the front door, you're greeted by a bright and welcoming entrance hall with attractive wood flooring and an open staircase leading to the first floor. A practical understairs cupboard provides excellent storage space.

The sitting room is generously proportioned, bathed in natural light from a large picture window overlooking the front garden. A striking stone fireplace with an open fire adds warmth and traditional character to this relaxing space.

Flowing seamlessly from the hallway is a light and airy dining room, perfectly positioned to enjoy views over the rear garden. French doors offer direct access to the outdoor space, making this an ideal spot for entertaining. An arched opening leads into the stylish modern kitchen, which is fully equipped with high-quality integrated appliances, contemporary flooring, and stunning garden views.

Upstairs, a spacious landing connects to three well-sized bedrooms. The master bedroom is particularly generous, offering ample room for storage and furniture. A second double bedroom and a larger-than-average single room provide comfortable accommodation for family or guests. The stylish bathroom has been tastefully updated with modern fittings and a sleek finish.

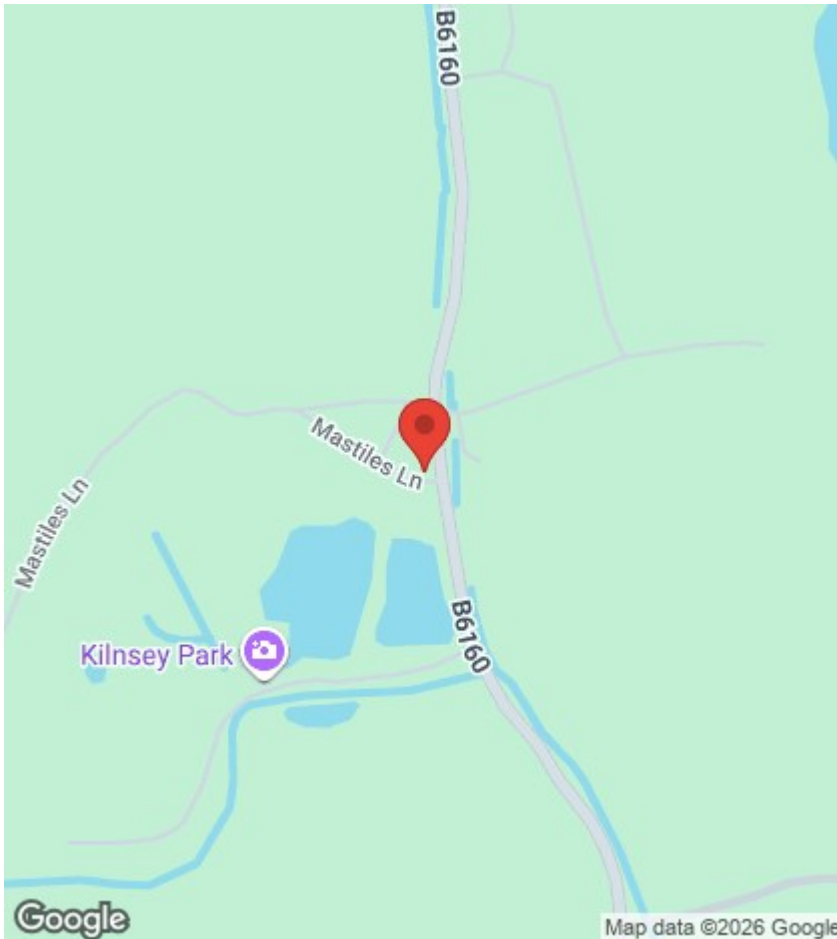
Externally, the property continues to impress. The low-maintenance front garden adds kerb appeal, while the enclosed rear garden provides a peaceful retreat with panoramic views of the surrounding countryside. To the front there are also two off road parking spaces.

2 Smithy Cottage is one of only three properties in this exclusive setting, making it a rare opportunity in a location where homes seldom come to market. Kilnsey is a highly sought-after village, surrounded by rolling hills and scenic walks. Nearby villages such as Grassington and Kettlewell offer a range of local amenities, while the historic market town of Skipton is just a short drive away, providing independent shops and excellent transport links.

If you're seeking a substantial, characterful cottage with off-road parking, a beautiful garden, and an idyllic village setting — this could be the perfect home for you. Early viewing is highly recommended to avoid disappointment.

## ADDITIONAL INFORMATION

Private spring water supply charge is currently £140 p/a



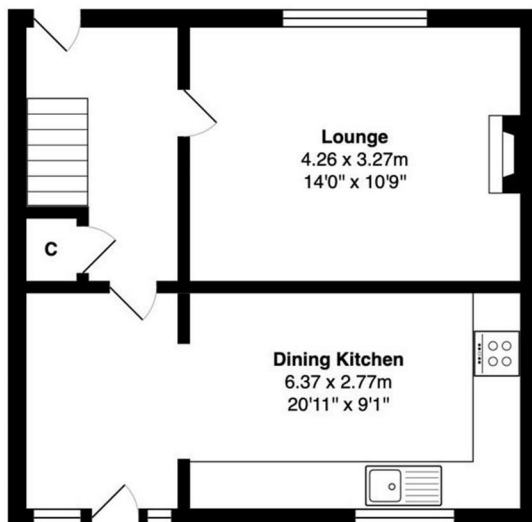
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

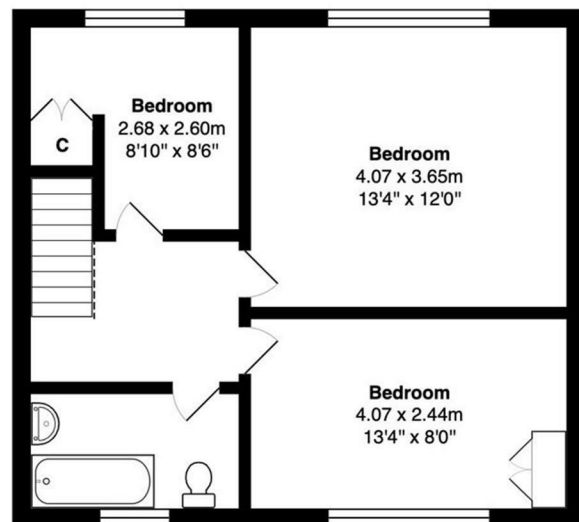
## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 59      |                         |
| (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

Total Area: 82.3 m<sup>2</sup> ... 886 ft<sup>2</sup>

All measurements are approximate and for display purposes only