





Railway Cottage Grange Lane, Dacre Banks

£650,000

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A charming and characterful five bedroom village cottage, originally dating from 1862 and understood to have been built as a railway cottage. The property has been sympathetically updated and modernised by the current owner and offers generous, flexible accommodation together with extensive gardens, ample parking and a garage/workshop.

The cottage occupies a delightful position within Dacre Banks, surrounded by beautiful open countryside and conveniently situated between the fashionable spa town of Harrogate and the thriving Nidderdale town of Pateley Bridge. The generous plot, attractive gardens and period character are particular features of this appealing village home.

OUTSIDE

A driveway provides ample off-road parking and leads to a garage/workshop, offering excellent parking, storage and practical working space.

A particular feature of the property is the generous plot, with attractive gardens surrounding the house. The gardens include lawned areas, established planted borders and a choice of sitting spaces, creating a delightful setting in which to relax and enjoy the surrounding countryside.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

An entrance porch provides a welcoming introduction to the property and gives access to a useful downstairs cloakroom fitted with a WC.

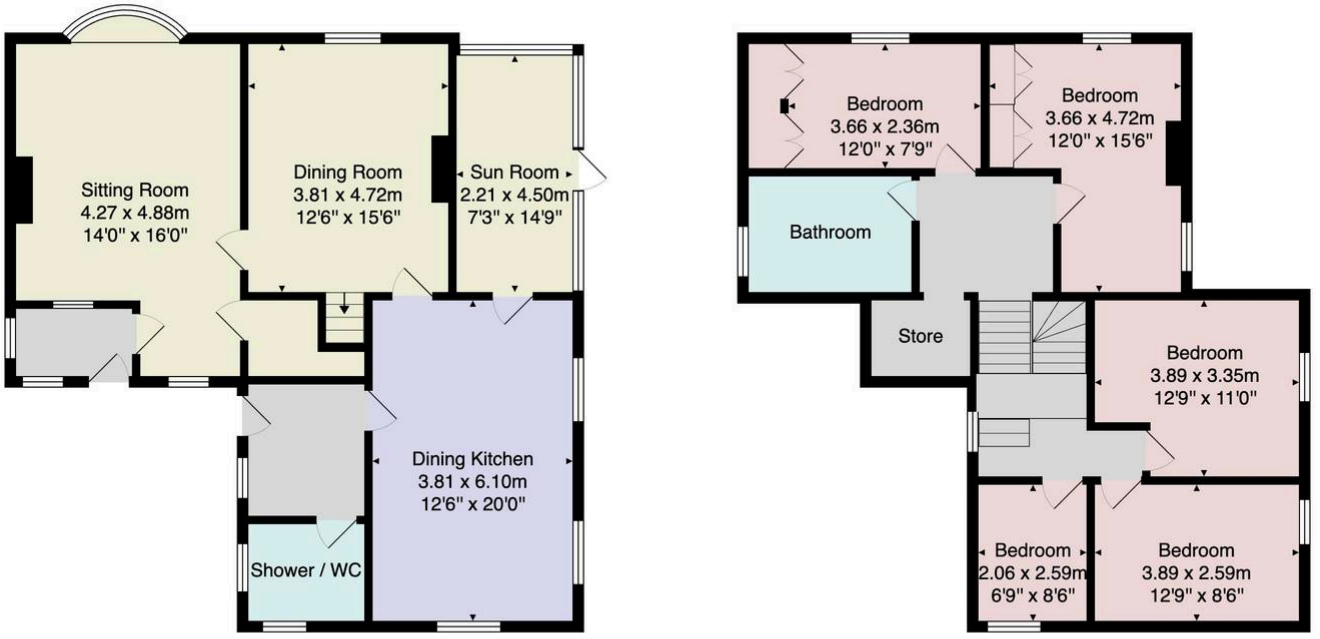
The dining kitchen is a generous and practical space with ample room for a dining table and chairs. The kitchen is fitted with a range of wall and base units together with space for appliances. The principal sitting room is an attractive and characterful reception space featuring a stone fireplace with open fire. There is a further reception room with a wood-burning stove, providing an additional comfortable living area. An adjoining space offers excellent flexibility as a study or home-working area and there is also useful understairs storage. A sunroom provides a further sitting area, with windows and glazed doors overlooking and opening onto the garden.



FIRST FLOOR

There are five good sized bedrooms on the first floor, providing generous accommodation for family members, guests or those requiring additional home-working space. The accommodation is completed by a modern shower room fitted with a WC, washbasin and large walk-in shower.





Ground Floor

First Floor

Total Area: 176.2 m² ... 1896 ft²
All measurements are approximate and for display purposes only.
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