



Bland Place Main Street, Burnsall, Skipton, BD23 6BP

Asking Price £445,000

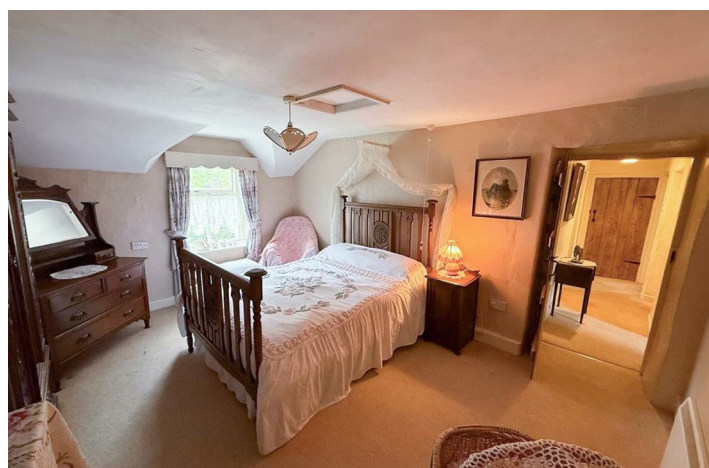
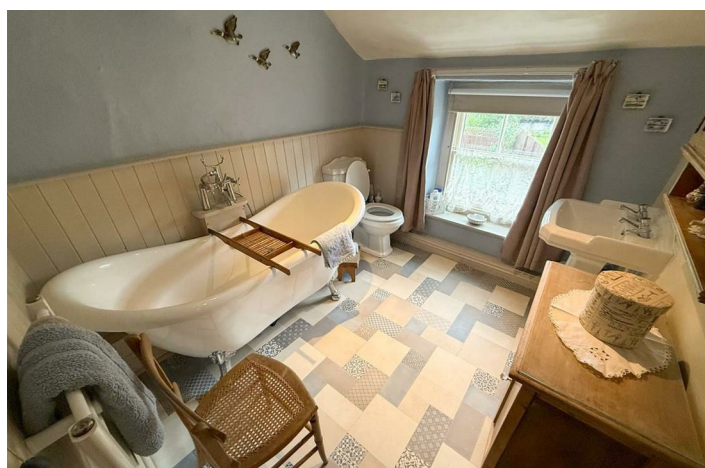
- THREE BED DALES COTTAGE
- GARDEN
- SOUGHT AFTER DALES VILLAGE SETTING
- SURROUNDED BY BEAUTIFUL COUNTRYSIDE
- RARE TO THE MARKET
- PRIVATE PARKING
- BRIMMING WITH CHARM AND CHARACTER
- WALKS FROM THE DOOR
- NO CHAIN
- VIEWING A MUST

Bland Place Main Street, Skipton BD23 6BP

A rare and truly wonderful opportunity has arisen to acquire this chain free, enchanting three bedroom, double-fronted, stone-built Dales cottage. Brimming with character and situated in the most perfect of locations with private parking and garden. Early viewing is recommended as this won't be around for long!



Council Tax Band: D



PROPERTY DETAILS

A rare and truly wonderful opportunity has arisen to acquire this chain free, enchanting double-fronted, stone-built cottage, which has been in the same family since 1949. Parts of the property date back to the 1600s, with the remainder constructed in the 1800s, giving the home a fascinating blend of historic charm and period character. It is believed that the property was originally built by Mr. Robert Bland, whose name can still be seen inscribed on a wall in the sitting room. The Bland family were prominent local figures dating back to the 1300s. The previous owner, a well-known community member since 1949, was celebrated for her equestrian pursuits and work as a Dales artist. Now, the time has come for this remarkable home to pass to a new owner, someone who will appreciate and cherish it as much as those who have called it home for generations.

Stepping through the original front door, you enter a welcoming entrance hall featuring a graceful return staircase leading to the first floor and oak-effect flooring that continues into the main living areas. To the right, a charming sitting room awaits, complete with a square bay window, exposed ceiling beams, and an attractive fireplace with an open fire. Original double doors lead into the living/dining room, which also enjoys a front-facing aspect and boasts a stunning inglenook fireplace with a recessed multi-fuel stove. Beams to the ceiling, a built-in cupboard and shelving beside the fireplace, and a quaint window seat add character and warmth to the space.

From here, original double doors open into a well-equipped kitchen with a rear-facing window overlooking the garden, complemented by wood-effect flooring. A practical shower room with utility space, also featuring beams and wood-effect flooring, completes the ground floor accommodation.

The first floor reveals a half-landing with a rear-facing window offering superb views over the garden and the river beyond. The landing provides access to a walk-in cupboard and three generously proportioned double bedrooms, all with original doors. One bedroom enjoys captivating river views, while the luxurious house bathroom features a freestanding bath, exposed beams, and more views of the river, creating a serene and relaxing space.

Externally, the property benefits from a gated front garden and a charming rear seating area. A small private lane at the back provides access to a private parking space, alongside a delightful enclosed lawned garden, perfect for outdoor relaxation or entertaining.

Situated at the heart of the picturesque village of Burnsall, the cottage forms part of a row of highly individual stone-built properties in a sought-after location. Local amenities include a renowned pub and eatery, the stunning River Wharfe, and delightful coffee shops, all within easy walking distance. The location offers easy access to both Grassington and Skipton, ensuring convenient options for commuting and shopping.

For those seeking a home brimming with character, history, and charm, a property that is truly one of a kind, this cottage presents an extraordinary opportunity that rarely comes to market.

ADDITIONAL INFORMATION

What3words [///inkjet.threading.reapply](#)



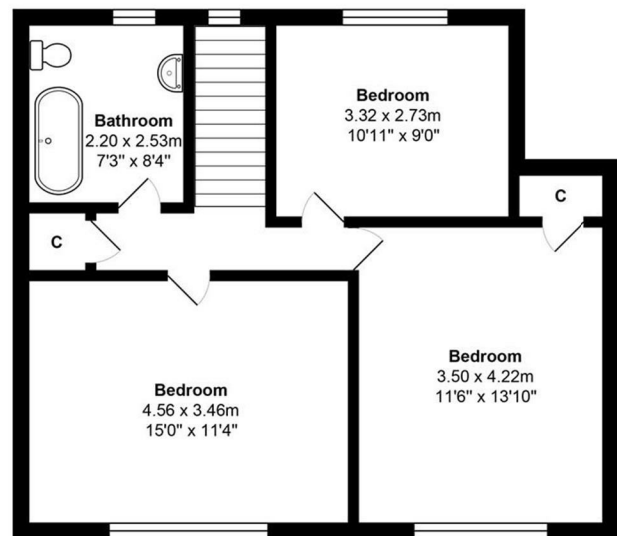
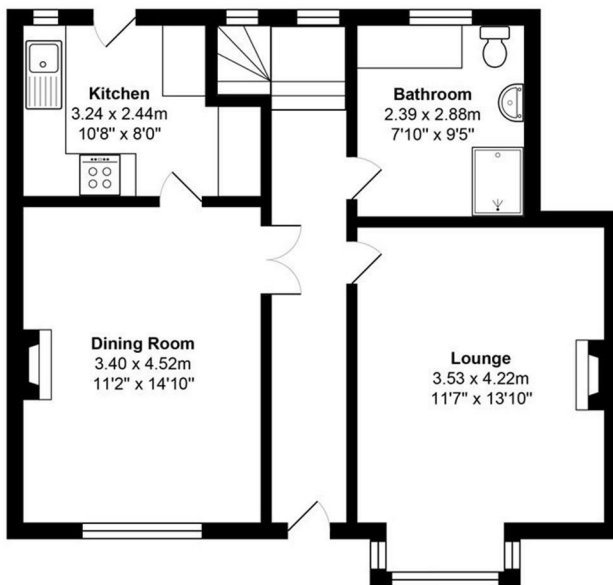
Viewings

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) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor

First Floor

Total Area: 112.7 m² ... 1213 ft²

All measurements are approximate and for display purposes only