



**Moonstone Cottage, Kettlewell**  
£325,000



# 4 Conistone Lane

## Kettlewell

### BD23 5RE



AN EXCEPTIONAL TWO BEDROOM END OF TERRACE BUILT IN 1927 WITH LUXURIOUS FINISHINGS THROUGHOUT. SITUATED IN ONE OF THE MOST IDYLIC LOCATIONS WITHIN YORKSHIRE, KETTLEWELL IS TRANQUIL AND A BEAUTIFUL SETTING. \*\*\*NO FORWARD CHAIN\*\*\*

Moonstone Cottage, 4 Conistone Lane is surrounded by breathtaking views of the fells to the front and offering a private rear garden. Sat in a row of four houses these 1927 terraced cottages are located in the heart of Kettlewell, close to local amenities and with some of the most impressive walks to every direction. Offering off street parking to the front.

Surrounded by spectacular scenery within the Yorkshire Dales National Park and with the River Wharfe running through, Kettlewell attracts visitors throughout the year who enjoy walking the splendid fells and revelling in nearby landmarks such as Coverhead Pass and Great Whernside. It is nevertheless very much a true Dales village, with a strong community spirit, a Village Hall hosting many scheduled events, three public houses, a well-regarded Primary School and local store. A wider range of amenities and Secondary Schooling is at Grassington, 7 miles away, and the market town of Skipton is 14 miles away with shops, supermarkets, renowned Grammar Schools and railway services to Leeds, Bradford and Settle as well as a daily direct return service to London Kings Cross.



This beautifully presented home offers a fantastic opportunity for rural living and would be an ideal second home for the weekends. Offering well thought out features such as the curved walls, underfloor heating with limestone tiled flooring and the timber framed double glazed windows. This wonderful home benefits from electric heating throughout and is described in brief below using approximate room sizes:-

## GROUND FLOOR

**KITCHEN/DINER** 16' 03" x 12' 07" (4.95m x 3.84m) A beautiful kitchen with wonderful features which include curved walls, exposed stone lintel and limestone stone tiled flooring with underfloor heating. Fitted with all base units with integrated appliances which comprise:- Undercounter fridge, dishwasher, washing machine, electric 'Stoves' oven with halogen hot plates. The kitchen offers wonderful open plan living with plenty of space for dining and a large under stairs cupboard which houses the electric boiler. There is a timber framed large double glazed window to the front which overlooks the superb views of the fells.

**SITTING ROOM** 16' 02" x 8' 04" (4.93m x 2.54m) A spacious and light sitting room with an open plan aspect to the kitchen and excellent access through the patio doors to the rear. The limestone flooring underfloor heating continues through the downstairs creating a beautiful open plan accommodation.

## FIRST FLOOR

**LANDING** A light and airy curved landing that provides access from the lovely feature staircase with the velux over the top.

**BEDROOM ONE** 16' 02" x 9' 10" (4.93m x 3m) A generous sized double bedroom with three timber framed double glazed windows which overlook the fantastic rear views, one window to the side allowing the room to fill with light. Electric radiator.

**BEDROOM TWO** 9' 09" x 8' 03" (2.97m x 2.51m) A double bedroom with the breathtaking views of the fells out through the timber framed double glazed window to the front. Large built in wardrobes. Access to the loft space. Electric radiator.

**SHOWER ROOM** 6' 10" x 6' 01" (2.08m x 1.85m) A beautiful modern shower wet room with a floating tiled shelf with the hand basin on top, a low level WC and a built in shower. The shower room is tiled throughout keeping a contemporary and easy to maintain space. There is also a skylight that allows the natural light into the shower room. Chrome heated towel rail.

**OUTSIDE** To the front is off-street parking or the potential for further gardening space, with a dry stone wall border and access round the property to the rear and to the side is the attractive stone built old barn which borders the garden. The front also benefits from the stunning views of the fells. To the rear is a private and beautifully presented garden with stone pebble ground and a beautiful dry stone wall surround with a lower level that houses a stone trough.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

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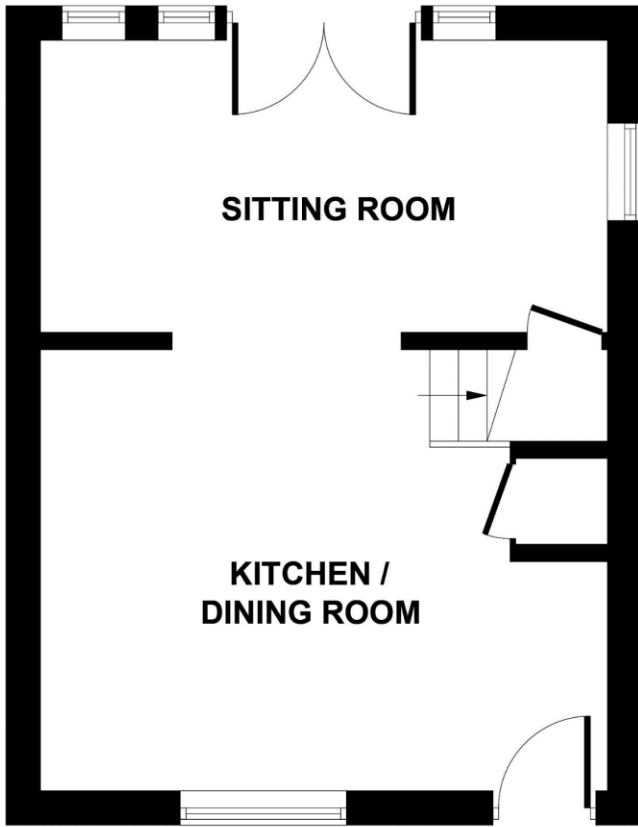
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**COUNCIL TAX** This property is in Council Tax Band C. For further details please visit the Craven District Council website.

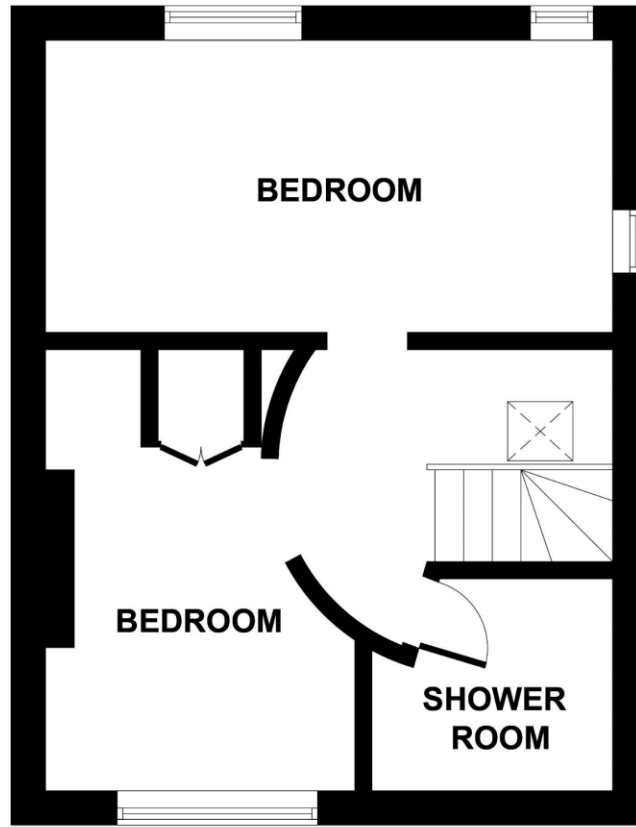
**VIEWING ARRANGEMENTS** We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

**DIRECTIONS** On entering Kettlewell from the direction of Skipton go over the first bridge and just after the tea rooms turn right on to Middle Lane. Proceed forward on Middle Lane which then joins with Conistone Lane, number 4 is located on the left hand side and will be identified by a Dale Eddison for sale board.





**GROUND FLOOR**



**FIRST FLOOR**

**4 CONISTONE LANE**

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 756740)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57   D
39-54	E		
21-38	F		
1-20	G	18   G	



**Dale Eddison**

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