



**Brown Croft Cottage, Thornton In Craven**  
£205,000





# Brown Croft Cottage

## Thornton In Craven BD23 3TJ

A STONE BUILT MID-TERRACE TWO BEDROOM HOME WITH CHARMING CHARACTER THROUGHOUT AND BENEFITTING FROM A WELL PRESENTED AND GENEROUS SIZED REAR GARDEN WITH FAR REACHING BEAUTIFUL VIEWS. \*\*\*NO FORWARD CHAIN\*\*\*

This wonderful country cottage home offers good sized living accommodation with two bedrooms to the first floor which benefit from the far reaching views to the rear and delightful sitting room with exposed beams. To the outside is a spacious garden to the rear and the front benefits from driveway parking for one car.

The village of Thornton-in-Craven has a strong and vibrant community who work together in keeping the village attractive, resulting in it being awarded the 'Dalesman' Best Kept Village award several times, as well as scooping the prestigious Britain in Bloom award for small villages in 1989. There is a respected Primary School in the village and a historic church. The market town of Skipton is approximately 5 miles away and offers a wide range of shopping, social and recreational facilities as well as the highly regarded Emysteds Grammar and Skipton Girls' High Schools. The town's railway station has services to Leeds, Bradford and London. Colne is also some five miles away and provides access to the national M65/M6 motorway network. Many West Yorkshire and East Lancashire business centres are within reasonable commuting distance.



Brown Croft Cottage is an excellent property featuring a sitting room, downstairs WC, kitchen, two bedrooms, house bathroom, and rear garden. The property benefits from a gas fired combination boiler and double glazed windows throughout. The rooms are described in brief below using approximate room sizes:-

### GROUND FLOOR

**ENTRANCE HALL** An inviting and spacious entrance that provides excellent space for boots and coats with tiled flooring for easy maintenance. Radiator.

**SITTING ROOM** 12' 11" x 12' 7" (3.94m x 3.84m) A charming and spacious sitting room full of charm, with window seat, exposed beams to the ceiling and double glazed window to the front. Tiled inset fireplace with wooden surround. Radiator.

**INNER HALL** An airy hallway with access out the rear door onto the garden. Benefitting from built in storage cupboard and access into the downstairs WC. Radiator.

**DOWNSTAIRS WC** 5' 02" x 4' 07" (1.57m x 1.4m) A two piece suite under the stairs with a low level WC and a hand basin. Benefitting from further storage under the stairs.

**KITCHEN** 11' 00" x 7' 10" (3.35m x 2.39m) A good sized kitchen with solid wood fitted wall and base units with built in appliances comprising:- Electric oven, electric hob and an extractor hood. Double Stainless steel sink. Part tiled walls. Space for fridge freezer and washing machine. Benefitting from a large double glazed window to the rear with one of the most impressive views over the distant moors.

## FIRST FLOOR

**LANDING** A split landing leading to the bedrooms and house shower room, the landing has a solid wooden bannister and a built in storage cupboard.

**BEDROOM ONE** 13' 2" x 12' 7" (4.01m x 3.84m) A good sized double bedroom with high ceilings two double glazed windows to the front with the lovely feature of stone mullions. Window seat. Radiator.

**BEDROOM TWO** 9' 5" x 7' 9" (2.87m x 2.36m) A good sized bedroom with breathtaking far reaching views out the rear double glazed window. Radiator.

**SHOWER ROOM** 8' 5" x 7' 10" (2.57m x 2.39m) A three piece shower room in white comprising :- Step in shower cubicle, hand basin and low level WC. Window to the rear. Radiator.

**OUTSIDE** To the front is a stonewall surrounding the driveway parking, with stone steps leading down to a flagged area outside the front door. To the rear is a generous garden consisting of three levels with flagged stairs leading from top to bottom. The terraced levels are gravelled with well established shrubs and hedges to the borders creating a beautiful seating area and ideal for keen gardeners. Benefitting from the far reaching views, this is the ideal place to sit out and enjoy the sun.

**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.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducing Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

**MONEY LAUNDERING REGULATIONS** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

**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. Our opening hours are:-  
Monday to Friday: 9.00am - 5.30pm  
Saturday: 9.00am - 4.00pm  
Sunday: 11.00am - 3.00pm

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.

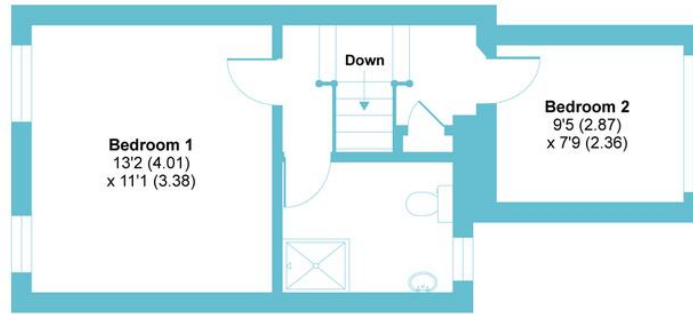
**DIRECTIONS** From Skipton proceed on the A59 in the direction of Clitheroe. Just past The Bull at Broughton, bear left at the roundabout onto the A56. On entering Thornton in Craven proceed straight forward in to the village and Brown Croft Cottage is located on the left hand side and will be identified by a Dale Eddison For Sale Board.



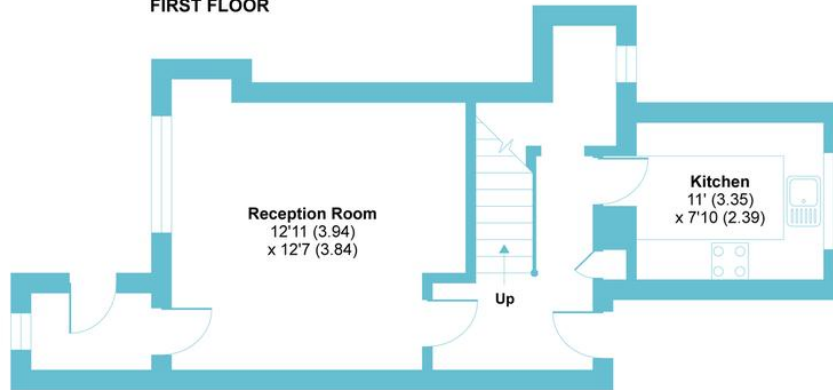
# Thornton In Craven, Skipton, BD23

Approximate Area = 784 sq ft / 72.8 sq m

For identification only - Not to scale



FIRST FLOOR

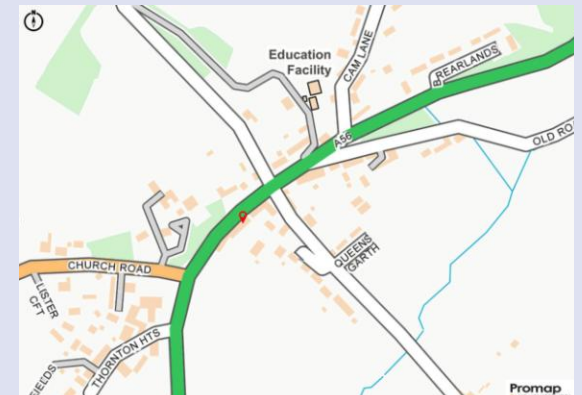


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 745768

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		



**Dale Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.