



Elm Tree Square, Embsay
£265,000





Lovejoy Cottage

27 Elm Tree Square

Embsay

BD23 6RA

A CONTEMPORARY HOME WITHIN A TRADITIONAL COTTAGE. THIS THREE BEDROOMED STONE BUILT SEMI DETACHED HOME OFFERS DECEPTIVELY SPACIOUS ACCOMMODATION WITH A MODERN FITTED KITCHEN/DINER, A LARGE FAMILY SHOWER ROOM PLUS AN ELEGANT INDULGENT EN-SUITE BATHROOM.***NO FORWARD CHAIN***

In the picturesque centre of Embsay, the cottage is walking distance to all village amenities. It's a local bus, drive or walk to major brand shops in Skipton just 1 ¼ miles away. Add the Embsay heritage steam railway and the wonderful Pennine way and Dales way on the doorstep. plus the ofsted rated 'good' primary school, this location is 'most desirable' to all and a potential second home or holiday let investment.

As a place to live, Embsay is a particularly popular village. With an everyday general store and post office within, plus a primary school, church, two public houses, hairdresser and a modern village hall where the strong local community organises a wide range of activities. Embsay is situated two miles north east of the historic market town of Skipton with its wide range of shopping, educational and recreational amenities, and the village borders wonderful Yorkshire Dales National Park countryside, including Embsay Reservoir and the spectacular Black Park above Eastby where there are beautiful walks across the bracken and heather moorland.

This is a wonderful opportunity for anyone who wants a well maintained home but still wants the traditional feel of living in a village cottage. A second home or holiday let potential. With three good sized bedrooms and a south facing balcony, two bathrooms and generous living space this really is a cottage that is beyond one's immediate expectations.



This is an ideal opportunity for buyers either to relocate to live or to have an all year round holiday let, or to have a home with the potential to lock off private areas for the best of both worlds. Regardless this well sought after village of Embsay, and this beautifully presented three bedroom cottage is flexible enough for most needs. The property has been professionally renovated by its current owner of 20 years.

Benefitting from a fully integrated kitchen, double glazed doors and windows with gas-fired central heating, a gas wood burning style lounge fire plus a ten year insurance backed guarantee on the renovation, it's a quality property. The accommodation is described in brief below using approximate room sizes:

GROUND FLOOR

SITTING ROOM 16' 8" x 13' 9" (5.08m x 4.19m) A spacious and light sitting room with high ceilings and stone feature within the alcove creating a TV stand and storage. SKY dual lmb dish pre wired. A feature cast iron high output log burning effect gas fire with a stone lintel which provides a lovely comfort to this room. Double glazed window to the front. Two radiators.

KITCHEN/DINER 16' 10" x 9' 8" (5.13m x 2.95m)MAX A contemporary fitted kitchen with fitted wall and base units in cream with funky li shelving making it a real party kitchen. Integrated appliances comprise:- Range oven with gas hob, undercounter fridge with freezer compartment and washing machine/dryer. Benefitting from a tiled splash back and space for a dining table with windows to the rear and side, creating a light and airy accommodation. Two radiators.

PET/ PANTRY/ UTILITY ROOM 6' 9" x 4' 6" (2.06m x 1.37m) More storage space, just off the kitchen with plenty of room for any larger appliances or an old fashioned pantry. A great area for pet bedding.

REAR PORCH/ BOOT ROOM A generously proportioned rear porch perfect for further storage with a double glazed sliding door to the rear. Benefitting from hot and cold tap and drain ideal for muddy boots or pet washing.

FIRST FLOOR

LANDING Leading to the shower room, bedroom one & two and benefitting from a built in cupboard with shelving and housing the gas fired combi hot water & central heating boiler.

BATHROOM 6' 8" x 6' (2.03m x 1.83m) A contemporary and beautifully fitted shower room with a white three piece suite comprising:- Large walk in shower, low level WC and hand basin. Modern fully tiled walls with solid wooden boarded flooring. A full wall mirror is in situ. Built in shelved cupboards. Frosted window. Radiator.

BEDROOM ONE 11' 6" x 10' 7" (3.51m x 3.23m) A good sized double bedroom with alcoves that provide an excellent amount of space for storage/furniture, one of the alcoves houses two built in cupboards. A double glazed window to the front with a lovely aspect over Embsay. Traditional shutters over the window. Radiator.

EN-SUITE 9' 11" x 5' 10" (3.02m x 1.78m) A well appointed fitted three piece suite comprising:- Low level WC, vanity storage unit with a Laufen brand sink and a beautiful roll top free standing bath. Fully wall tiled between panelled wooden walls create a beautiful elegant ambiance. Dimmer lights and a vanity mirror complete the scene. A heated towel rail with an additional radiator here makes for a very cosy room. Double glazed frosted window to the front.

BEDROOM TWO 10' 2" x 6' 11" (3.1m x 2.11m) A good sized bedroom with access onto the southfacing balcony through double doors. Benefitting from a built in storage cupboard. Radiator.

SECOND FLOOR

LANDING Leading to the top floor bedroom this landing offers storage into the eaves with a Velux window over the stairs.

BEDROOM THREE 16' 00" x 11' 00" (4.88m x 3.35m)MAX A spacious bedroom/play room with two Velux windows providing light throughout the space. Radiator.

OUTSIDE The outside offers a private and quiet southfaced well sized decked balcony, accessed from bedroom two, which is an ideal place to sit back and relax. An outside play space. Switchable outside lighting on the balcony and PIR security lighting is provided at the lockable rear entrance accessed at ground level into the rear porch/ boot room.

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 Introducer 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.

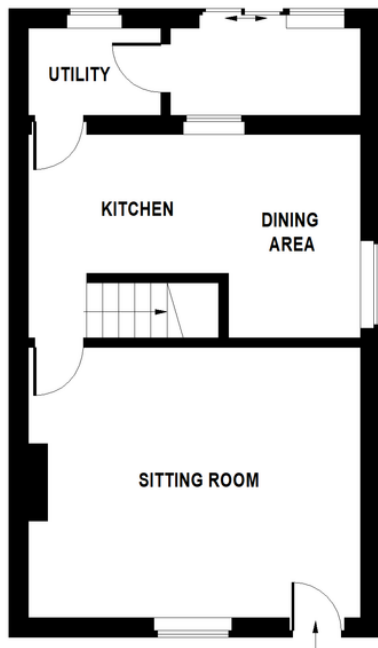
COUNCIL TAX This property is in Council Tax Band C. For further details please visit the Craven District Council website.

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

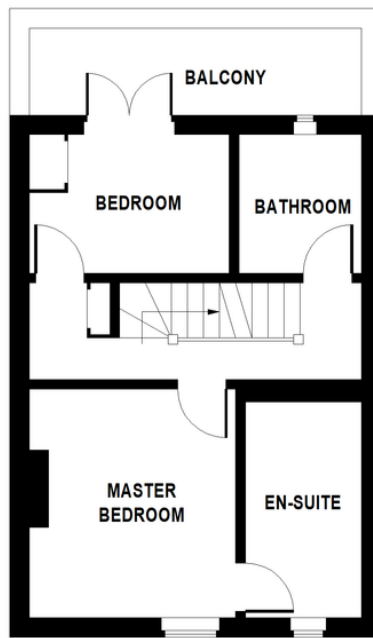
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

DIRECTIONS On entering Embsay from Skipton proceed into the centre of the village follow the road round to the right, where the property will be seen immediately to the right, opposite the public house identified by our 'For Sale' board.

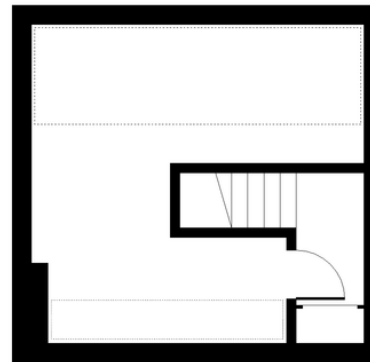




GROUND FLOOR



FIRST FLOOR



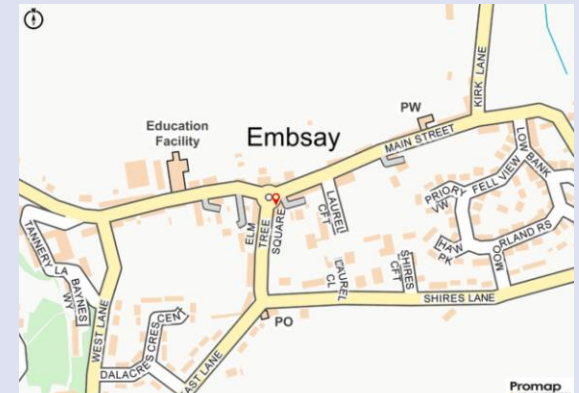
SECOND FLOOR

= REDUCED HEADROOM BELOW 1.5 M / 5'0"

27 ELM TREE SQUARE

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 816948)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



**Dale
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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.