



**Old Lane, Cowling**  
Guide Price £495,000







# Old Lane

## Cowling

### BD22 0NP

A DELIGHTFULLY CONVERTED SIX BEDROOM BARN, DATING BACK TO THE EARLY 1600'S, FULL OF CHARACTERFUL CHARM. OFFERING POTENTIAL TO FURTHER MODERNISE, WITH BEAUTIFUL COUNTRYSIDE VIEWS SAT IN THREE QUARTERS OF AN ACRE, THIS PROPERTY IS NOT ONE TO BE MISSED!. \*\*\*OFFERED WITH NO FORWARD CHAIN\*\*\*



Situated approximately 8 miles from Skipton and with a population of around 2,000, Cowling grew as a village in the 1800's and is today a popular place to live for both young and old, bordering impressive moorland and beautiful open countryside, as well as being placed for the commuter wishing to access either West Yorkshire or East Lancashire commercial centres. Trains to Bradford, Leeds and London Kings Cross are available from both Cononley Station (approximately 4 miles away) and Steeton/Silsden Station (approximately 5 miles away). Within Cowling village itself there are a number of amenities including a local shop, a restaurant, a public house, a pre-school based at the village hall and a primary school, with the well-respected South Craven Secondary School at nearby Crosshills (approximately 3 miles away).



A generously proportioned six bedroom barn conversion with an integral annexe space perfect for a granny flat or teenage pad, offering a vast amount of private parking with the detached double garage/workshop and paddock to the side. The property would benefit from updating as there is work required to modernise the house.

This spacious and airy converted barn offers a vast amount of versatility with an integral one bedroom annexe with its own kitchen, bathroom and reception room. The property benefits from a substantial detached double garage with its own workshop, WC and utility space and to the side of the garage is a good sized paddock with private and sun trapping garden. The property has gas fired central heating and double glazed windows throughout, the rooms are described in brief below using approximate rooms sizes:-

## GROUND FLOOR

**ENTRANCE HALL** A warm and inviting entrance with flagged flooring, a perfect coat and boot space.

**UTILITY ROOM** 6' 07" x 4' 09" (2.01m x 1.45m) A good sized room with fitted wall and base units with space for washing machine and dryer. Integrated stainless steel sink drainer. Radiator.

**INNER HALLWAY** Leading to the kitchen, sitting room and the annexe this hallway offers generous accommodation with the beautiful original barn door window allowing light to flow through. Solid oak flooring.

**KITCHEN/DINER** 19' 08" x 11' 02" (5.99m x 3.4m) A generously proportioned kitchen with dining space. Offering fitted wall and base units with solid oak flooring and integrated appliances comprise:- Gas hob, gas oven and extractor hood. A 1.5 ceramic sink drainer and space for dishwasher and fridge. Benefitting from a fireplace with multi-fuel stove burner. Radiator.

**SITTING/DINING ROOM** 21' 02" x 13' 08" (6.45m x 4.17m) Benefitting from the solid oak flooring and stone feature open fireplace, coving and two windows to the front. A good sized built in storage cupboard. Radiators.

**ANNEXE** The annexe is a perfect space for guests or family members to have their own private accommodation but still be connected to the main house.

**KITCHEN** 10' 11" x 8' 10" (3.33m x 2.69m) A well presented fitted kitchen with wall and base units with stainless steel sink drainer. Space for fridge, electric oven, hob and extractor hood. Radiator.

**SITTING ROOM/GARDEN ROOM** 22' 01" x 8' 11" (6.73m x 2.72m) A light and spacious room with double glazed windows to the end of the room allowing for an ideal seating area to enjoy the garden. Benefitting from the generous proportion allowing for sitting room space as well as the garden room area. Electric heater.

**ANNEXE BEDROOM** 11' 01" x 9' 00" (3.38m x 2.74m) A good sized double bedroom with window to the front and radiator.

**BATHROOM** 8' 04" x 4' 0" (2.54m x 1.22m) A well presented three piece suite comprising:- Bath with overhead shower, low level WC and vanity unit with sink. Benefitting from the tiled walls and flooring. Heated towel rail.

## FIRST FLOOR

**LANDING** A beautiful open galleried landing with the original barn door window to the front with exposed stonework above and the wooden bannister which provides further characterful charm. Leading to the bedrooms, house bathroom and shower room. Radiator.

**BEDROOM ONE** 20' 00" x 11' 09" (6.1m x 3.58m) A substantial double bedroom currently used as first floor sitting room with beautiful views out the up to Cowling pinnacle. Radiator.

**BEDROOM THREE** 14' 02" x 8' 11" (4.32m x 2.72m) A good sized double bedroom with window to the front. Benefitting from built in wardrobes, cupboard and dressing table. Radiator.

**BEDROOM FOUR** 11' 11" x 8' 08" (3.63m x 2.64m) A double bedroom with lovely views out the front window and access into the loft space. Radiator.



**BEDROOM TWO** 14' 07" x 10' 11" (4.44m x 3.33m) A generous sized double bedroom with built in wardrobes, dressing table and cupboards. Stunning views out the window overlooking the Cowling pinnacle. Radiator.

**BEDROOM FIVE/OFFICE** 9' 02" x 6' 02" (2.79m x 1.88m) A single bedroom currently used as a home office with double glazed window to the front offering lovely views. Radiator.

**BATHROOM** 10' 08" x 6' 01" (3.25m x 1.85m) A beautifully presented and modern fitted bathroom with tiled floors and walls. Offering a four piece suite comprising:- free standing bath, step in shower cubicle, low level WC and hand basin. Underfloor heating and frosted window to the front. Radiator.

**SHOWER ROOM** 6' 08" x 5' 09" (2.03m x 1.75m) A contemporary fitted and well presented shower room with three piece suite comprising:- Vanity unit with sink, walk in shower and low level WC. Underfloor heating. Chrome heated towel rail.

## **GARAGE**

**WORKSHOP** 14' 08" x 12' 11" (4.47m x 3.94m) Within the large garage is this versatile room providing excellent space for workshop or further storage. Benefitting from light and power.

**UTILITY/WC** 8' 11" x 6' 02" (2.72m x 1.88m) Benefitting from a low level WC and fitted wall and base units and plumbing for washing machine. Stainless steel sink drainer.

**DOUBLE GARAGE** 19' 11" x 19' 04" (6.07m x 5.89m) A generous sized double garage with rolling electric door. Benefitting from the three windows allowing views and light to be enjoyed. Offering light and power.

**OUTSIDE** The property offers garden space directly out the front door which is laid mainly to lawn with hedged and fenced surround. To the front of the double garage/workshop is a vast amount of private parking in with two garden sheds to the side area. To the side of the double garage is a beautiful and private sun trapping garden space with far reaching stunning views, benefitting from the summerhouse on the decked seating area. The property also benefits from good a sized paddock sitting under half an acre of land.

**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.

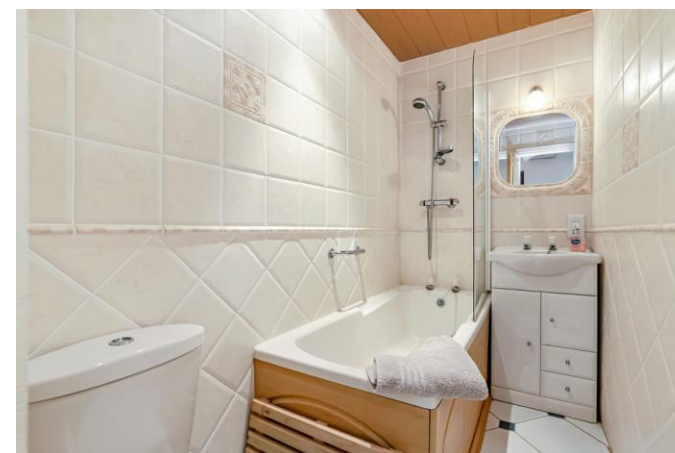
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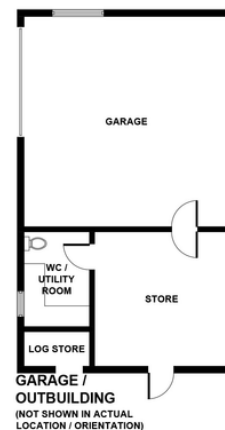
**COUNCIL TAX** This property is in Council Tax Band E. For further details please visit the Craven District Council website.

**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

**DIRECTIONS** On entering Cowling from the Cross Hills direction, continue onto Keighley Road and through the village onto Colne Road. After the bend in the road take the first left onto Old Lane and follow the road for approximately 0.2 mile. The property is then on the left hand side, take the private track with the gateposts immediately and follow around to the left and



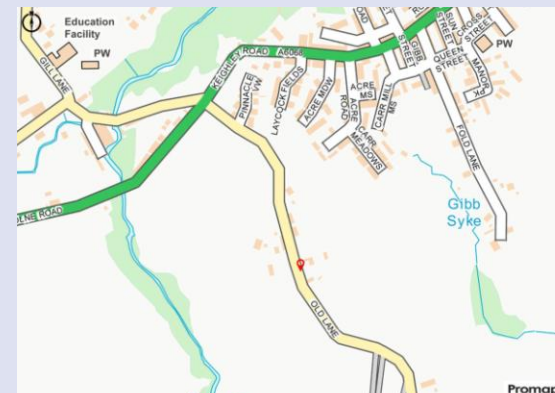




## STOTT HILL BARN

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 842005)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



**Dale  
Eddison**

### ● SKIPTON OFFICE

84 High Street  
Skipton  
BD23 1JH  
01756 630555  
skipton@daleeddison.co.uk

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.





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