



## Chapel Street, Grassington, BD23 5BE

Asking Price of £449,950

A beautiful picture postcard cottage offering stunning three bedroom accommodation throughout. The present owner has lovingly renovated and upgraded this charming home which boasts a wealth of original features plus a stunning rear garden and stone built annexe/workshop/home office. Judge this property from the road side and you will certainly miss out on what lies beyond, early viewing is a must to appreciate the size and quality on offer

- PICTURE POSTCARD COTTAGE
- THREE BEDROOMS
- CHARACTER FEATURES
- OUTBUILDING/OFFICE
- PRETTY COTTAGE GARDEN



## PROPERTY DETAILS

A beautiful picture postcard cottage offering stunning three bedroom accommodation throughout. The present owner has lovingly renovated and upgraded this charming home which boasts a wealth of original features plus a stunning rear garden and stone built annexe/workshop/home office. Judge this property from the road side and you will certainly miss out on what lies beyond, early viewing is a must to appreciate the size and quality on offer. At the moment the owner does run a successful Airbnb, this could provide a super family home, holiday home or holiday let and briefly comprises: spacious entrance hall, stunning sitting room, bespoke kitchen opening into the raised living/ dining room which has direct access to the garden. To the first floor are three good size bedrooms plus luxury bathroom. Outside: to the rear of the property is a glorious enclosed garden with stone built detached annex with power and light.

Grassington is one of the Yorkshire Dales most sought after areas with an abundance of facilities including a Medical and Dental surgery, bakery, mini mart and an array of independent retailers, pubs and cafes. There is a regular bus service to the larger town of Skipton with its train station and plethora of amenities.

The property in more detail comprises;

Panelled door with access into

### SPACIOUS ENTRANCE HALL

With original stone steps leading to the first floor, exposed beams, built in cupboard housing the consumer unit, wall light plus ceiling light.

### SITTING ROOM

13' 0" x 12' 3" (3.96m x 3.73m) with a feature stone fireplace with recessed multi fuel stove on a stone hearth, exposed painted beams to the ceiling, sash style windows, recess with beams over and shelving. Ceiling light.

### MAGNIFICENT OPEN PLAN LIVING/DINING KITCHEN

21' 8" x 9' 0" (6.6m x 2.74m)

### KITCHEN

With a stunning selection of bespoke solid painted wood base units with inset ceramic sink with chrome mixer tap, solid wood work surfaces over with ceramic tiling above, feature stone wall with recess housing the double Rangemaster electric oven and hob, matching pantry cupboard and storage cupboard, stylish floor, side elevation window, painted beams to the ceiling, wall lights. Three steps up to;

### LIVING/DINING AREA

With two feature Velux windows, French doors and side elevation windows leading out to the rear garden, recessed lighting.

### FIRST FLOOR

#### HALF LANDING

With exposed beams, feature mullion window with deep sill and small window seat, ceiling light, access to the loft space.

#### BEDROOM ONE

13' 6" x 10' 2" (4.11m x 3.1m) with original cast iron fireplace, ceiling light.

#### BEDROOM TWO

9' 9" x 9' 7" (2.97m x 2.92m) with a range of built in overhead cupboards, exposed beam, rear elevation window with beam over, ceiling light.

### BEDROOM THREE

10' 6" x 6' 6" (3.2m x 1.98m) with built in shelving, super countryside views, ceiling light.

### LUXURY BATHROOM

Containing a three piece white suite comprising; roll top bath with an overhead thermostatic shower and hand held shower.

Pedestal wash hand basin, W.C with high level cistern and traditional pull chain, built in cupboard housing the Remeha gas central heating combination boiler, ceiling light.

### OUTSIDE

#### GARDEN ROOM/ANNEXE/HOME OFFICE

13' 4" x 9' 0" (4.06m x 2.74m) with a solid oak floor, Velux window plus three garden view windows, power and telephone point, separate W.C. with Belfast style wash hand basin, suitable for a variety of uses

The wonderful well established generous rear garden enjoys a variety of well stocked flowers, bushes and shrubs, a stone flagged path leads to two stone out buildings for storage. The neighbouring property has access from their rear door to a small partially fenced garden area. There is a paved pathway that leads down the side of the property to a covered outside storage area, with solid wooden gates that lead onto Chapel street.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.