



Foundry Cottage Kettlewell

Foundry Cottage

Kettlewell, Skipton, BD23 5RB

Guide Price: £375,000

- Cosy cottage feel
- Superb village location
- Well appointed family house
- Scope to extend into garage

Open Plan Living Dining Kitchen · 2 Bedrooms · 2 Bathrooms · Spacious Mezzanine · Attached Garage · Shared Private Driveway.

Available by separate negotiation Low Hall a four bedroom Listed house adjacent to Foundry Cottage, land in three separate enclosures and commercial building, in all 4.31 acres.



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DESCRIPTION

Foundry Cottage is a very well appointed comfortable home with underfloor heating and large dining living kitchen making it warm and welcoming. Master Bedroom with En-suite and further Double Bedroom, both with fitted wardrobes, and large Family Bathroom complete the ground floor.

A substantial mezzanine offers the potential for a study or third bedroom depending on requirements. A large garage offers potential to extend the property and generous outside parking means that this can be done without compromise. The property enjoys its own shared private drive off Middle Lane.

Newly built in 2010 to a high standard, the property offers cosy accommodation at low running costs. This is a property that can be moved into tomorrow with no works required.

The prime 'village' location and low maintenance characteristics of this property makes it an obvious choice for a successful holiday let.

The Vendors have used an Everhot range cooker. This can be made available by separate negotiation.

Kettlewell enjoys three public houses, a well regarded primary school, an active village hall, and local store. With Grassington only 7 miles away and Skipton 14 miles the property is well located to take full advantage of the local amenities in an area popular for walking and cycling.

TENURE

Freehold with vacant possession upon completion.

LOCAL OCCUPANCY RESTRICTION

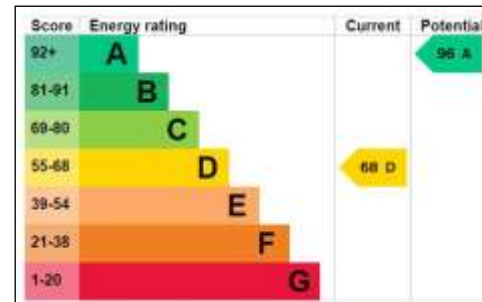
A copy of the Section 106 Planning Agreement setting out the Local Occupancy criteria is available on request.

COUNCIL TAX

From website enquiry only, the house is in Band D.



First Floor
Approx. 16.1 sq. metres (173.6 sq. feet)



METHOD OF SALE

The property is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any other means.

VIEWING

The property may be viewed strictly by arrangement with the Selling Agents. To make an appointment please contact 01756 692900.

DIRECTIONS

Enter Kettlewell from Kilnsey, turn right before the hump back bridge and the property will be seen on the right hand side identified by our 'For Sale' board.

WHAT3WORDS

///hired.credible.sheds

OFFERS & ENQUIRIES

For further enquiries or to make an offer please contact Jeff Crabtree or Owain Turvill at WBW Surveyors on 01756 692 900 or email:

jeff.crabtree@wbwsurveyors.co.uk

owain.turvill@wbwsurveyors.co.uk

Details prepared: April 2024

Details updated: 24 September 2024



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