



# GREEN COTTAGE, THE GREEN, LANGCLIFFE

£350,000



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## **GREEN COTTAGE, THE GREEN, LANGCLIFFE, BD24 9NN**

Fantastic two to three bedroom stone built detached cottage located in a stunning position on the village green in the centre of Langcliffe Village.

Immaculately presented throughout, accommodation laid over three floors with many character features evident.

Currently used as a well established holiday let, but would also make a good family home, second home or investment property.

Well decorated and presented with quality fixtures and fittings plus gas fired central heating, some double and some single glazed windows.

Pleasant, private gardens around the property with paved area, flower beds etc.

Outstanding views over the village to the hills beyond and conveniently located to the market town of Settle one mile away.

Langcliffe is a very sought after village within The Yorkshire Dales National Park with an active local community.

A real gem of a cottage which needs to be viewed to be fully appreciated.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor**

Entrance Hall, Lounge, Bedroom 3/Snug, Shower Room.

#### **Lower Ground Floor**

Entrance Lobby, Kitchen, Utility Room, Bathroom.

#### **First Floor**

Landing, 2 Bedrooms, Separate WC

#### **Outside**

Cottage style gardens to 2 sides

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Entrance Hall:**

3'1" x 3'6" (0.94 x 1.06)

Solid external entrance door, staircase to the first floor, access to the lounge, 3<sup>rd</sup> bedroom/study.





### Lounge:

12'3" x 13'3" (3.73 x 4.03)

Good sized through room, dual aspect with two single glazed windows with views over the green, multi fuel stove within recessed fireplace with ornate fire surround, flagged hearth, radiator, wood floor, coved ceiling.



### Snug/Bedroom 3:

7'0" x 8'8" (2.13 x 2.64)

Second reception room that could be used as a home office or single bedroom, two single glazed windows with views, radiator.

### Shower Room:

4'7" x 6'10" (1.39 x 2.08)

Large walk in shower enclosure with shower over off the system, WC with hidden cistern, vanity wash hand basin, part tiled walls, tiled floor, single glazed window, heated towel rail.



### Landing Area:

Staircase down to lower ground floor, single glazed window.

## LOWER GROUND FLOOR:

### Entrance Hall:

To the rear of the property with ½ glazed external entrance door, under stairs store cupboard, access to the kitchen and utility room.





### **Kitchen:**

11'7" x 12'10" (3.53 x 3.91)

Range of modern kitchen base units with complementary work surfaces, ceramic sink with mixer taps, AEG dishwasher, fridge, gas fired combination boiler in cupboard, electric cooker and extraction hood, single glazed window, tiled floor, radiator.



### **Utility Room:**

5'9" x 6'10" (1.75 x 2.08)

Base units with complementary worksurfaces, plumbing for washing machine, double glazed window, tiled flooring, radiator, space for table.

### **Bathroom:**

5'9" x 6'10" (1.75 x 2.08)

Well appointed 3 piece white modern bathroom suite comprising spa bath with shower over off the taps, pedestal wash hand basin, low flush WC, tiled walls, tiled floor, radiator and underfloor heating.



## **FIRST FLOOR:**

### **Landing:**

Access to 2 bedrooms, double glazed window.

### **Bedroom 1:**

13'6" x 12'2" (4.11 x 3.70)

Double bedroom, dual aspect single glazed windows with views over the green, radiator and access to WC.





### **Bedroom 2:**

6'10" x 12'2" (2.08 x 3.70)

Twin room, dual aspect single glazed windows, radiator, access to WC.



### **WC:**

6'10" x 12'2" (2.08 x 3.70)

WC with hidden cistern, vanity wash hand basin, built in cupboard, single glazed window.



### **OUTSIDE:**

#### **Front:**

Fore garden accessed of the village green, gravelled, central path, walled.

#### **Side:**

Path, garden area, mature shrubs, walled boundaries.

#### **Rear:**

Paved area, walled boundary and shed.





**N.B.** Unrestricted street parking close by the cottage.

**Directions:**

Enter Langcliffe Village from Settle on the B6479, take the first right, turn into the village and Green Cottage is located on the right hand side on the village green, a for sale board is erected.

**Tenure:**

Freehold with vacant possession on completion.



**Services:**

All mains services are connected to the property.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

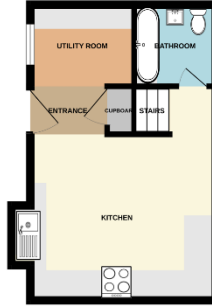
**Local Authority:**

North Yorkshire Council  
1 Belle Vue Square  
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North Yorkshire  
BD23 1FJ

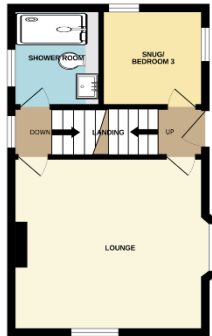
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



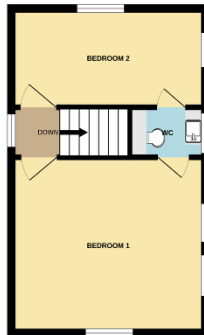
LOWER GROUND FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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