



## MAPLE COTTAGE, LANGCLIFFE

£375,000







# MAPLE COTTAGE, LANGCLIFFE, SETTLE, BD24 9NQ

## ACCOMMODATION COMPRISES:

Very well appointed 2 bedroom stone built detached barn conversion located in a superb position on the edge of Langcliffe Village within The Yorkshire Dales National Park.

Spacious, light and airy accommodation with many character features evident including exposed beams and quality fixtures and fittings throughout.

Decorated and presented to a high standard, with double glazed windows and gas fired central heating, ready for immediate occupation.

Pleasant views, manageable gardens, detached garage and parking.

The property stands approximately 100 yards from the centre of the village and approximately 1 mile from the popular market town of Settle.

Langcliffe village has an active community spirit.

Ideal property for family, holiday cottage or investment.

Pretty house, well worthy of internal inspection to fully appreciate.

Don't miss this one!

## ACCOMMODATION COMPRISES:

### First Floor

External Steps to Kitchen, Cloakroom/WC, Lounge.

### Ground Floor

2 Bedrooms, Lobby Area, Bathroom.

### Outside

Manageable Gardens, Parking, Detached Garage.

## ACCOMMODATION:

### FIRST FLOOR:

External steps to kitchen.





### **Kitchen:**

13'1" x 15'0" (3.98 x 4.57)

Side external entrance door, wide range of modern kitchen base units with complementary work surfaces, wall units, stainless steel sink with mixer taps, double glazed window, gas hob, Montpellier electric oven with hood over, plumbing for washing machine, recessed spotlights, radiator, cloakroom off.



### **Cloakroom:**

3'3" x 4'7" (0.91 x 1.39) plus 3'3" x 5'7" (0.91 x 1.70)

Useful storage area, WC, wash hand basin, radiator.







### Lounge:

15'0" x 17'8" (4.57 x 5.38)

Very nice large room with open ceiling, exposed roof truss and purlins, 4 double glazed windows with views, recessed fireplace, multi fuel stove on flagged hearth (installed in 2024), gas fired central heating boiler in cupboard,(installed in 2024), staircase down to ground floor, conservation roof light.



### GROUND FLOOR:

#### Lobby:

6'0" x 5'6" (1.82 x 1.67)

Access to 2 bedrooms and shower room, double glazed window, electric heater.

#### Bedroom 1:

15'0" x 14'2"

Double bedroom, external entrance door, double glazed window, radiator, range of built in wardrobes.





### Bedroom 2:

9'2" x 16'5" (2.79 x 5.00)

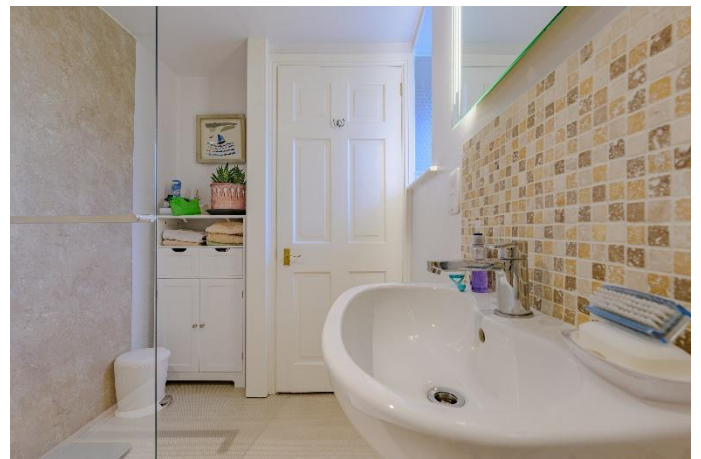
Double bedroom, 2 double glazed windows, radiator, open under stairs.



### Shower Room:

7'8" x 5'6" (2.33 x 1.67)

Very well appointed room with large shower enclosure with drencher shower over off the system, pedestal wash hand basin, WC with hidden cistern, vertical radiator, boarded walls.



### OUTSIDE:

Shared driveway with access off the main road, parking space,





### Garage:

18'3" x 11'5" (5.56 x 3.48)

Detached garage with double doors to the front, side door, power and light plus loft area, and canopy to side.



Manageable private gardens, drying area.



### Directions:

Leave the Settle office down Church Street to Bridge End, turn right to Langcliffe Village, go approximately 1 mile, don't turn into the village. Maple Cottage is approximately 100 yards on the right hand side behind Mount Pleasant, 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:

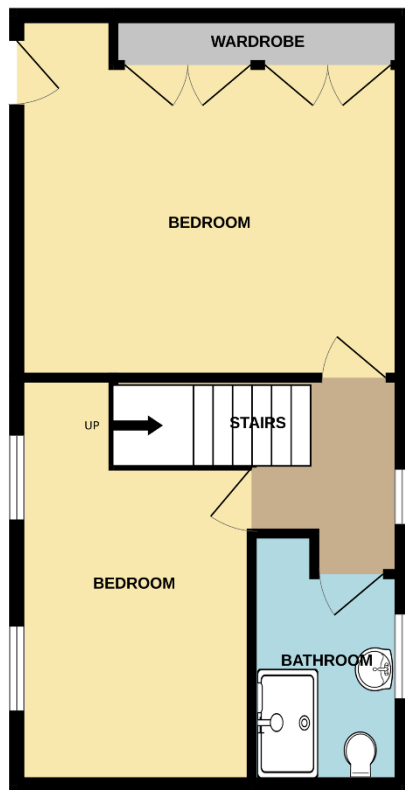
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'E'

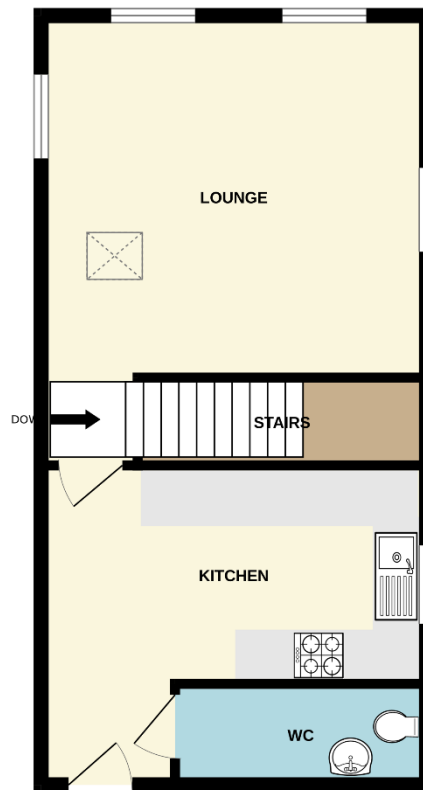
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



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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