



Meadow Lane, Cononley
£495,000





Pear Tree Cottage Meadow Lane

**Cononley
BD20 8LL**

A TRULY STUNNING BESPOKE NEW BUILD COTTAGE STYLE LINK DETACHED PROPERTY OFFERED WITH NO FORWARD CHAIN SET IN A DEVELOPMENT OF TWO LUXURY HOMES. THIS PROPERTY ENJOYS PICTURE POSTCARD ROOFTOP VIEWS, A FABULOUS COTTAGE FEEL WHILE THE ALLOWING FOR MODERN FAMILY DAY LIVING. THIS PROPERTY REALLY IS ALL ABOUT THE DETAILS.

The development is secured with a bespoke traditional stone built wall that fits beautifully into its surrounding walls and cottages. Pear Tree Cottage is a grand but classic new build link detached family home enveloping it's surroundings to govern it's success. Blending beautifully with the village whilst standing tall this property really does deliver. Four double bedrooms with house bathroom and En-suite from the Master bedroom. A magnificently designed brand new modern family kitchen with under floor heating and Bi-Fold doors leading to the large rear garden, a seperate family/teenage room



Situated approximately three miles south of Skipton, Cononley is a popular village on the banks of the River Aire, surrounded by beautiful open countryside. The village offers a good range of everyday amenities including a general store and post office, primary school, park, sporting facilities and two public houses. The village has its own train station with regular services to Leeds, Bradford and Skipton, making it an ideal base for commuters.

The properties are placed perfectly to allow roof top and fell views from every window.

Pear Tree Cottage benefits from oak finished internal doors, feature UPVC windows in Golden Oak and Gas Central Heating throughout. The accommodation is described in brief below with approximate room sizes:-

GROUND FLOOR

ENTRANCE HALL Welcoming you into Pear Tree Cottage is a solid oak framed porch with slate roof. Entered through a Composite Rock external front door to a spacious entrance hall with downlights. The hallway flows through the downstairs living space with feature curved walls, under stairs storage and leads to the door to the garden at the rear.

FAMILY KITCHEN/DINER 23' 05" x 10' 09" (7.14m x 3.28m) This is a light and airy kitchen with a window to the front of the property, two Velux windows and superb Bi-fold doors leading to the garden, bringing the outside in and creating a fantastic family space. A beautifully finished brand new Howdens Fairfield kitchen with wall and base units in grey and blue, substantial oak finished work tops and a feature curved breakfast bar. The kitchen has well implemented storage space, integrated electric Bosch oven and inductor hob, Lamona dishwasher and Lamona fridge freezer. Large, modern ceramic tiles to the floor with under floor heating.

SITTING ROOM 15' 04" x 13' 07" (4.67m x 4.14m) A generous sized sitting room with feature quirky full length windows allowing access to the stunning views from nearly all angles. Feature stone fireplace and hearth continuing that cottage feel and fittings for a log burning stove. Radiator.

FAMILY ROOM 14' 06" x 9' 03" (4.42m x 2.82m) A fantastic second living space perfect for any family to suit their needs. Ideal for a teenagers room, mancave or study with full length windows allowing the light and beautiful views right in. Radiator.

CLOAKROOM 6' 02" x 6' 01" (1.88m x 1.85m) A good sized downstairs cloakroom with low level WC and vanity unit in white and space for a useful coat and boot storage.

UTILITY STORE A versatile and useful utility space to the rear of the property with wall and base units, plumbing for a washing machine and Ideal Combi boiler.

FIRST FLOOR

LANDING From the beautifully designed staircase with glass bannister and with two feature Silt windows allowing even more light into the property onto the spacious landing area. Access to the loft area. Radiator.

MASTER BEDROOM 11' 7" x 9' 07" (3.53m x 2.92m) The master bedroom is of a generous size and enjoys amazing rooftop and fell top views. Radiator.

EN SUITE SHOWER ROOM Elegant En-suite three piece shower room in white, hand basin and low level WC. Part tiled walls in pale grey.

BEDROOM TWO 13' 08" x 9' 05" (4.17m x 2.87m) A good sized double bedroom to the front of the property enjoying further dales views. Radiator.

BEDROOM THREE 11' 07" x 9' 05" (3.53m x 2.87m) This room has the best views of the house through its high cottage windows it encapsulates the chocolate box picture views. Again a good sized double bedroom. Radiator.

BEDROOM FOUR 11' 07" x 9' 07" (3.53m x 2.92m) Situated at the front of the property this fourth double bedroom again enjoys views of the gateway to the Dales. Radiator.

HOUSE BATHROOM 6' 08" x 6' 02" (2.03m x 1.88m) A good sized bathroom with a three piece suite in white with panelled P shaped bath, over bath shower, hand basin in vanity unit and low level WC. Part tiled with modern large grey tiles and a sun tunnel letting lots of natural light flooding the bathroom.

REAR GARDEN Larger than average south facing secluded garden starts with a paved seating area in Indian stone leading to a raised lawned garden with a raised flower bed and newly planted Pear tree. Fenced and planted to give maximum privacy over years to come.

CARPORT Detached oak framed double carport

FRONT GARDEN AND OFF STREET PARKING Parking for three cars and planted borders. Feature traditional stone wall securing a lovely front gravelled courtyard.

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.

REFERRAL FEES We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Mortgage Advice Bureau (MAB). We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Dale Eddison Ltd will receive a payment of £250 from MAB for recommending you to them.

MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

COUNCIL TAX 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:-

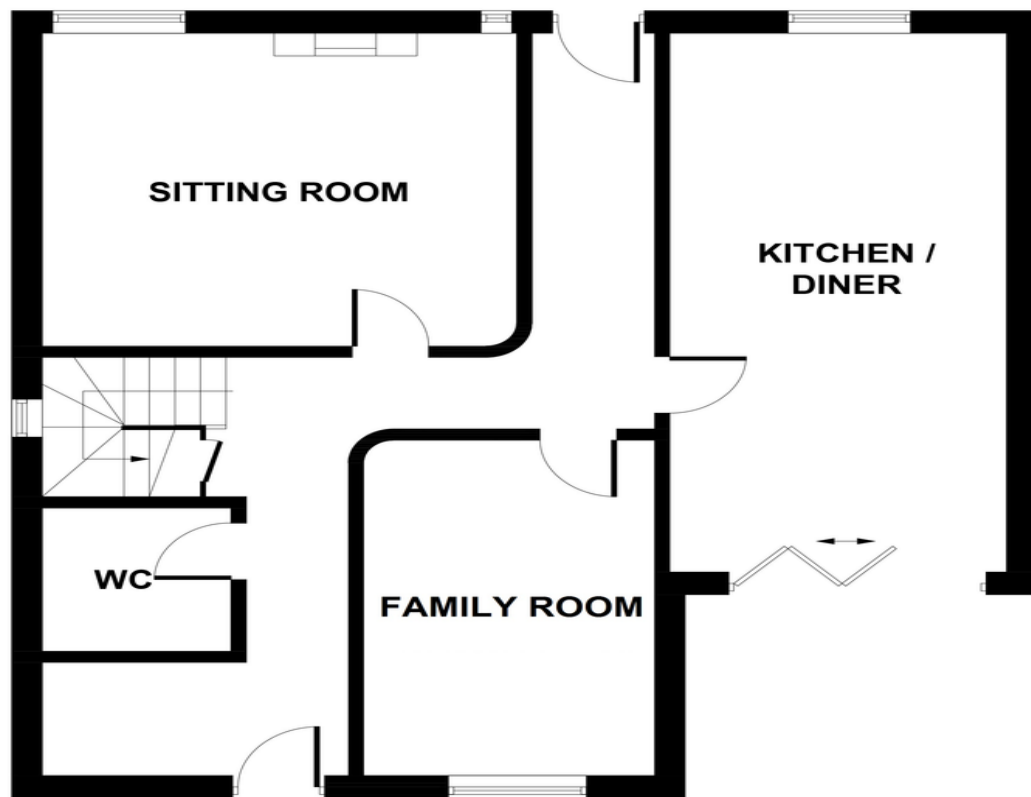
Monday to Friday: 9.00am - 5.30pm

Saturday: 9.00am - 4.00pm

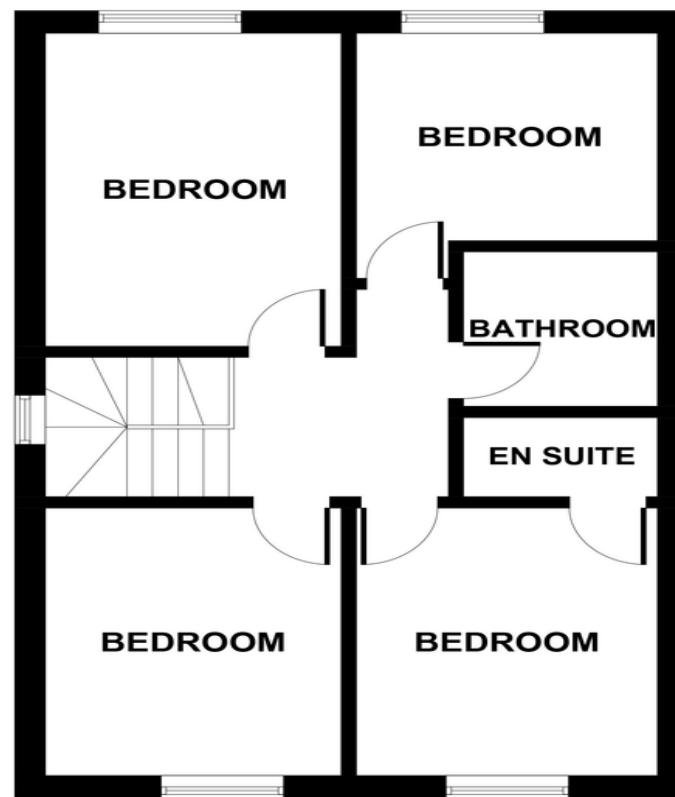
Sunday: 11.00am - 3.00pm

DIRECTIONS On entering Cononley and following the the railway track, as the road splits take the right hand fork onto Meadow Lane where the property can be found on the left hand side, identified by our For Sale board.





GROUND FLOOR



FIRST FLOOR

PEAR TREE COTTAGE

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 587647)

**Dale
Eddison**

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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.