



Meadow Lane, Cononley
£390,000





Plum Cottage Meadow Lane

**Cononley
BD20 8LL**

SET IN A DEVELOPMENT OF TWO LUXURY FAMILY HOMES PLUM COTTAGE OFFERS BESPOKE NEW BUILD COTTAGE STYLE LINK DETACHED PROPERTY, OFFERED WITH NO FORWARD CHAIN. 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. Plum cottage is an elegant and beautiful family home surrounded by rooftop and far reaching views across the fells. In keeping with the traditional cottage design in the heart of Cononley, Plum Cottage offers exquisite living accommodation and three good sized bedrooms. A modern open plan kitchen diner complemented by under floor heating and stunning contemporary units alongside breakfast bar island with Bi-fold door access to the substantial private rear garden.



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. A private location surrounded by dry stone walls that are keeping with the traditional side of Cononley and make the properties right at home.

Plum 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

SITTING ROOM 16' 10" x 14' 06" (5.13m x 4.42m) Inviting entrance into the light and airy sitting room with floor to ceiling feature window. Feature stone fireplace and hearth continuing that cottage feel. Under stair storage. Stairs to first floor. Radiator.

KITCHEN/DINER 18' 10" x 14' 09" (5.74m x 4.5m) A spacious kitchen/diner with under floor heating throughout and access out of the Bi-fold doors onto the rear garden. Light and airy space thanks to the Velux windows over the dining space really letting the light flow into the room. Range of wall and base units in Dove grey with marble effect work surface. Integrated appliances comprise: Bosch electric oven with four induction hobs; Lamona fridge freezer; Lamona dishwasher; Lamona washing machine; extractor fan. 1 ½ bowl sink with drainer. The breakfast island in navy blue and with oak work surface really brings the kitchen together and provides plenty of extra storage.

CLOAKROOM Off the kitchen is a cloakroom with low level WC and vanity unit. Ceramic tiled flooring flowing through from the kitchen/diner.

FIRST FLOOR LANDING Glass banister which brings in the light over stairs and opens up the landing into a bright and spacious space.

BEDROOM ONE 11' 11" x 9' 11" (3.63m x 3.02m) A generous double bedroom with superb long distance views over the vista. Radiator.

BEDROOM TWO 10' 00" x 9' 11" (3.05m x 3.02m) Light and airy room with views over the rooftops of Cononley creating a picture postcard view. Radiator.

BEDROOM THREE 7' 00" x 6' 05" (2.13m x 1.96m) Sharing the same stunning views as bedroom one over the fells this room offers versatile potential as a single bedroom or a study room. Radiator.

BATHROOM 6' 05" x 6' 00" (1.96m x 1.83m) Contemporary three piece white bathroom comprising:- hand basin in vanity unit; low level WC; shower over bath. Grey part tiled walls. Chrome heated towel rail.

OUTSIDE To the front there is an aesthetically pleasing dry stone wall that compliments the traditional cottage style. Paved area and driveway space to the side for multiple cars. To the rear is a substantial and impressive garden, split between paved seating area and lawn. Plum Cottage has a plum tree to the back of the garden giving the cottage its apt name.

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.

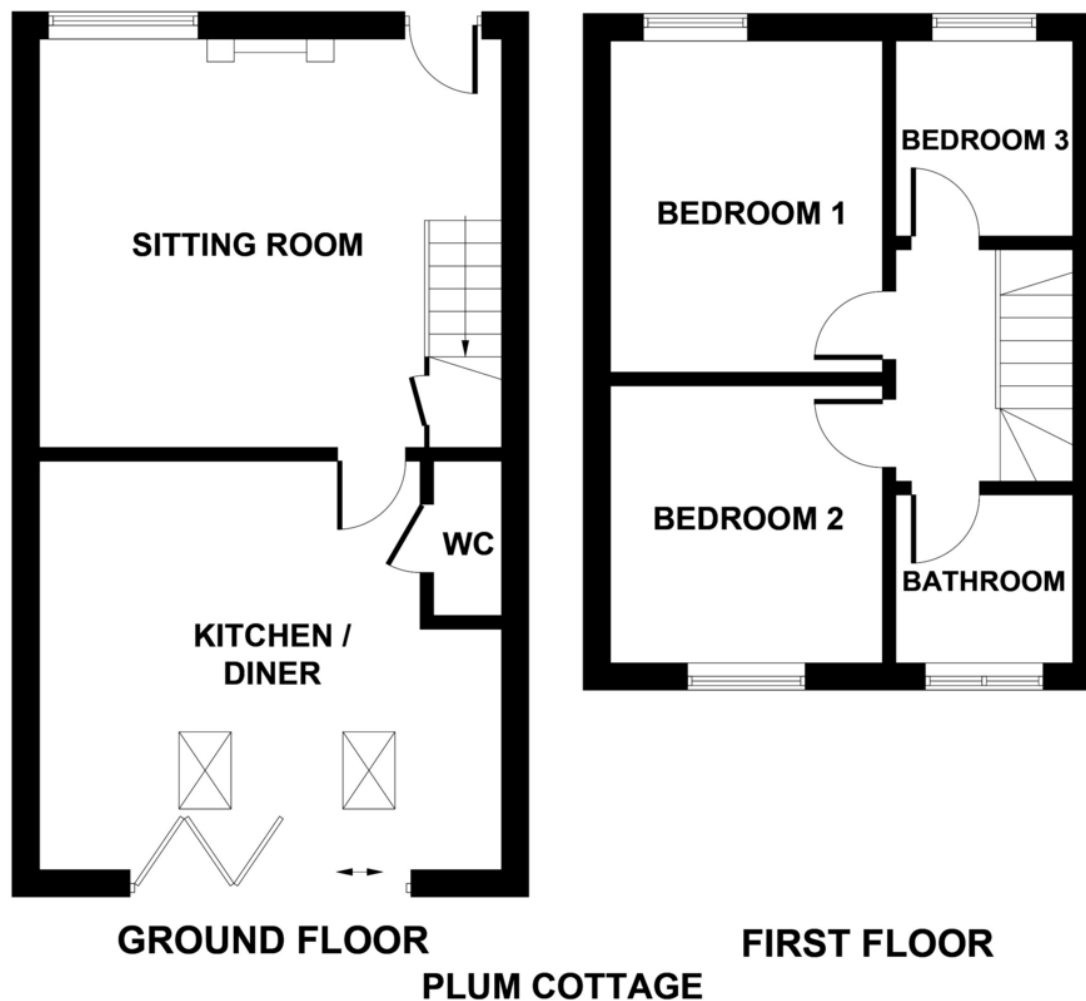
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist 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 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

PLUM 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 587648)

**Dale
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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.