





PROPERTY DESCRIPTION

Internal viewing is highly recommended and absolutely imperative in order to fully appreciate the many alluring attributes this stunning cottage has to offer. Set in a highly desirable location, close to the beautiful countryside surrounding Earby, but also not far from the town centre, this delightful dwelling has been extensively renovated and refurbished to an exceptionally high standard by the present owner. This truly impeccable and particularly enticing home exudes lots of charm and character and also has the advantage of a good sized garden and wonderful far-reaching views from the rear.

FEATURES

- Stunning Terr Cottage in Highly Desirable Loc
- Wonderful Far Reaching Views from Rear
- Renovated & Refurb'd to Very High Standard
- Immaculately & Tastefully Pres'td Throughout
- Spacious Living Rm with Multi-fuel Stove
- Stylishly Re-ftd Kit inc. Built-in Oven & Hob
- Fabulous Double Bedrm with Vaulted Ceiling
- Superb Tiled Bathrm - Roll Top Bath
- PVC DG & GCH – Early Vwg Strongly Rec.
- Recently, Beautifully Landscaped Garden





ROOM DESCRIPTIONS

Ground Floor

Entrance

Entrance door, opening into the living room.

Living Room

15' 3" x 12' 2" plus recess (4.65m x 3.71m plus recess)
This extremely pleasant and inviting room is laid with attractive wood finish laminate flooring and features a charming stone fireplace, recessed into the chimney breast, fitted with a multi-fuel stove. There are also two built-in shelved storage cupboards, a pvc double glazed window, a period style radiator and stairs to the first floor.

Ground Floor W.C.

Newly fitted with a modern w.c. and wash hand basin. PVC double glazed window, with a deep, solid wood sill, and a useful under-stairs storage cupboard.

Kitchen

8' 3" x 7' 7" plus recess (2.51m x 2.31m plus recess)
Overlooking the lovely garden at the rear, the kitchen has been stylishly re-fitted with quality wood fronted shaker style units, oak worktops, with tiled splashbacks, and a 'Fireclay' single drainer sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, housing units for a washing machine and fridge and the wall mounted gas condensing combination central heating boiler, which was newly installed in 2023, is concealed in a cupboard matching the units, . PVC double glazed window, with a stone sill, tiled floor, contemporary upright radiator and an external door.

First Floor

Bedroom One

14' 11" x 9' 6" extending to 15' 6" (4.55m x 2.90m extending to 4.72m)
This fabulous double room features a vaulted, beamed ceiling, a stylish balustrade, with glass insets, and has pvc double glazed windows in the front and rear elevations, with the one at the rear having a window seat, which incorporates storage space underneath, looking out over the beautiful garden. There is a period style radiator and downlights recessed into the ceiling.

Bathroom

Fully tiled and very tastefully re-furbished, the bathroom is fitted with a three piece white suite, comprising a freestanding, roll top bath with clawed feet and a mixer tap, with a shower attachment, a pedestal wash hand basin and a w.c. PVC double glazed window, with a lovely aspect over the garden, tiled floor, vaulted, beamed ceiling and a period style radiator/heated towel rail.

Outside

Front

Gravel covered forecourt and external light.

Rear

Without question, one of the most alluring attributes of this enticing abode, the truly delightful garden at the rear is split level and has Indian stone paved steps leading up to each tier. The lower two levels are gravel covered for easier maintenance, with a forest bark covered garden bed, with a mature tree in it, on the second level, and the third level is laid with artificial grass, with a rockery at one side. The gate at the top of the garden allows external access to and from the garden.

Directions

Proceed into Earby on the A56, via Thornton-in-Craven, along Skipton Road. Go past the Punch Bowl pub on the left and All Saints Church on the right, then immediately through the bend turn left into School Lane. At the end of School Lane, go over the small bridge and then straight ahead at the mini-roundabout into Water Street. Carry on until the road forks, take the left fork, continuing on Water Street and then go over another small bridge into Red Lion Street.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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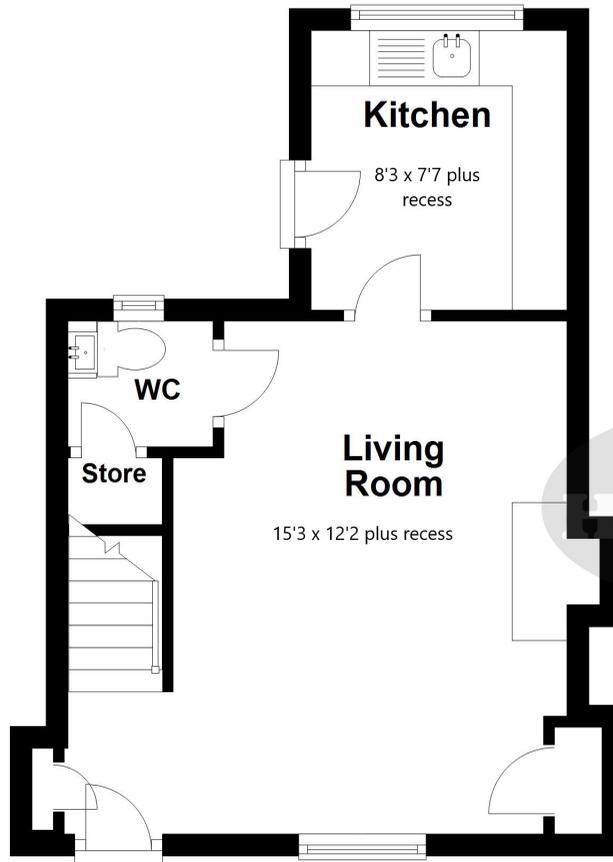


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

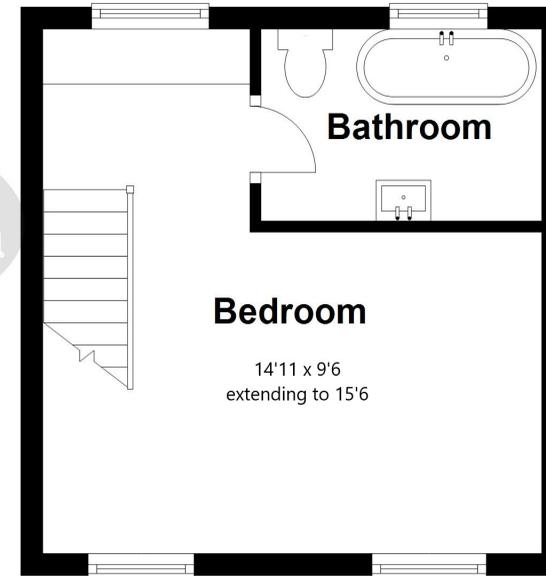
Ground Floor

Approx. 27.9 sq. metres (300.2 sq. feet)



First Floor

Approx. 21.7 sq. metres (233.0 sq. feet)



Total area: approx. 49.5 sq. metres (533.2 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

