



Sig Cottage, Wood Lane, Grassington, BD23 5LU

Asking Price £289,950

- STONE BUILT COTTAGE
- TWO DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- IDEAL FOR HOME RESIDENCE, SECOND PROPERTY OR HOLIDAY LET
- PICTURESQUE SETTING
- NO UPPER CHAIN
- LOW MAINTENANCE COTTAGE GARDEN
- CAST IRON WOODBURNING STOVE
- EXCITING SCOPE FOR PERSONALISATION
- VIEWING A MUST

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A charming stone-built cottage in prime Grassington location. No chain and full of character with modern touches. Two double bedrooms, stylish kitchen, cosy fireplace, low-maintenance garden. Ideal for your main home, retreat, or holiday let in the stunning Yorkshire dales with great links to Skipton & beyond.



Council Tax Band: D



PROPERTY DETAILS

A Rare Opportunity in the Heart of Grassington with Character, Charm & Endless Potential!

Nestled in a prime, level position just moments from the vibrant centre of Grassington, this beautifully individual stone-built cottage offers a rare chance to create your dream Dales retreat. With no onward chain and exciting scope for personalisation, this charming home combines period features with modern comforts – perfect as a full-time residence, a weekend escape, or an attractive holiday let.

Step through the welcoming entrance porch into a home full of warmth and character. The living room boasts a stunning feature fireplace with a cast iron wood-burning stove, framed by a traditional stone chimney breast – an ideal spot to unwind after exploring the surrounding countryside. The stylishly appointed kitchen features contemporary units that complement the cottage's heritage, while a convenient ground-floor cloakroom adds practicality.

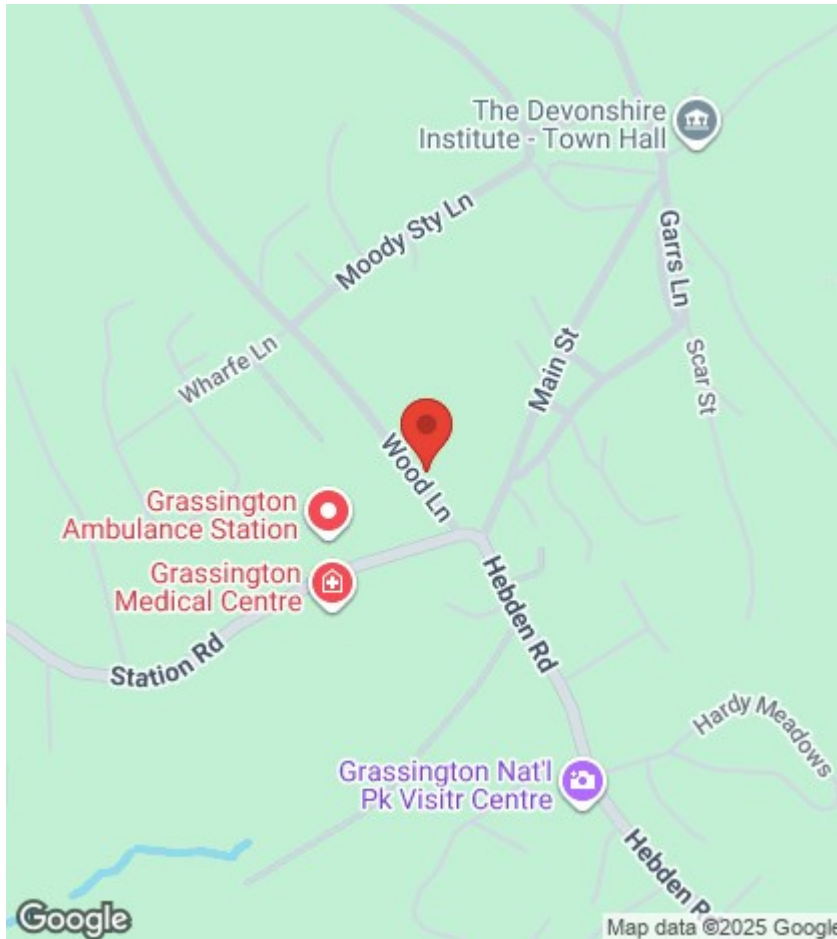
Upstairs, you'll find two double bedrooms, including a principal bedroom with built-in storage, alongside a Jack & Jill shower room – perfect for guests or family living.

Outside, a low-maintenance cottage garden offers a peaceful space to relax, with the picturesque setting providing a sense of escape without sacrificing convenience.

Tucked away just off Wood Lane near the lower end of Main Street, this enchanting property places you within easy reach of Grassington's shops, cafés, pubs, and essential amenities. Whether you're dreaming of quiet country living or a savvy investment, this cottage presents a unique blend of lifestyle and potential.

Surrounded by the spectacular scenery of the Yorkshire Dales National Park and close to the River Wharfe, Grassington is a sought-after village with a thriving community, excellent schools nearby, and great transport links. The historic market town of Skipton is only 10 miles away, while the business hubs of West Yorkshire and East Lancashire are easily accessible.

Don't miss this chance to own a slice of Dales charm with room to make it truly your own. Viewing is highly recommended.



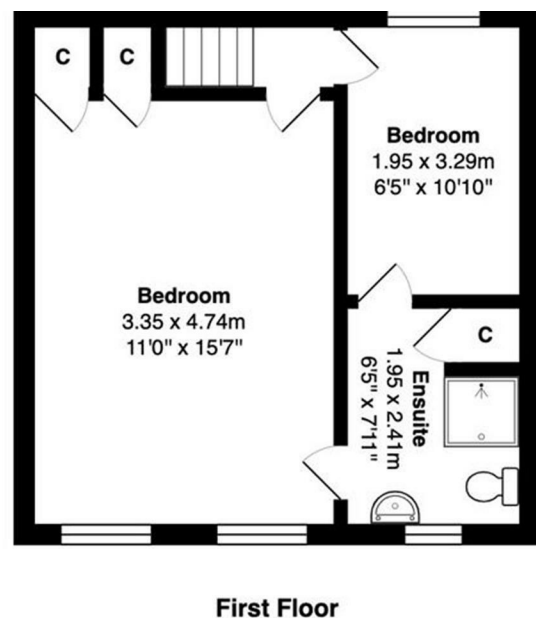
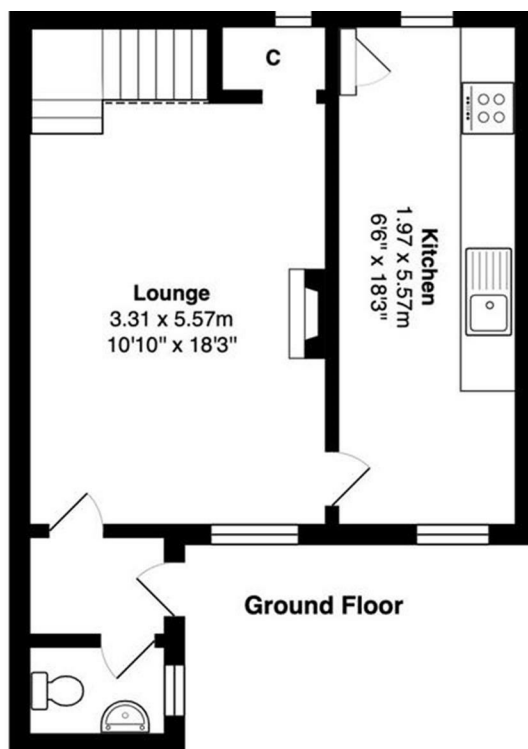
Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 64.1 m² ... 690 ft²

All measurements are approximate and for display purposes only