



## Oak Cottage Far Lane, Kettlewell, Skipton, BD23 5QY

**Asking Price £359,950**

- TWO BEDROOM DALES COTTAGE
- GENEROUS REAR GARDEN
- CHARM AND CHARACTER
- SOUGHT AFTER DALES VILLAGE
- VIEWING A MUST
- OFF ROAD PARKING
- DINING KITCHEN
- CLOSE TO AMENITIES
- CURRENTLY AN ESTABLISHED HOLIDAY LET



# Oak Cottage, Far Lane, Kettlewell, Skipton, BD23 5QY

Tucked away in the picturesque village of Kettlewell, Oak Cottage is a truly enchanting two-bedroom stone-built home that offers far more than first meets the eye. From the street, you'd never guess the delightful surprises that lie beyond the front door — including a beautifully landscaped rear garden and the rare advantage of private parking.



Council Tax Band: Exempt



## PROPERTY DETAILS

### Oak Cottage – A Hidden Gem in the Heart of Kettlewell

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Step inside, and you're welcomed into a home that has been lovingly transformed by its current owners. Renovated to an exceptional standard, the property effortlessly blends traditional charm with modern convenience, making it a perfect full-time residence, second home, or as it currently operates, a thriving holiday let.

The heart of the home is the stunning dining kitchen, a space that exudes warmth and character. It features sleek granite worktops, classic tiled flooring, and timeless shaker-style cabinetry. The dining area is a showstopper, complete with elegant panelling, a cosy window seat, and a striking fireplace — ideal for memorable meals and relaxed gatherings.

From here, step through to the inviting sitting room, where rich character details abound. A red brick fireplace houses a recessed multi-fuel stove, perfect for chilly evenings, while exposed beams and ceiling panelling add to the cottage's rustic elegance. A large picture window with a window seat provides a lovely view over the garden, filling the space with natural light. There's also a useful under-stairs cupboard, a panelled and glazed door leading to the garden, and access to the staircase.

Upstairs, the generous landing offers built-in storage and leads to two beautifully presented double bedrooms. The master bedroom with super king sized bed showcases original ceiling panelling, exposed beams, and another charming picture window with seat overlooking the rear garden. The second double bedroom is equally stylish, with oak flooring and its own window seat. The shower room is sleek and contemporary, while still echoing the character of the property — a perfect blend of modern functionality and traditional charm.

Outside, the surprises continue. A cobbled frontage provides off-street parking for one vehicle — a rare asset in the village. To the rear, a truly breathtaking garden awaits: an expansive, open-plan oasis with manicured lawns, well-stocked borders, secluded seating areas, and a practical stone outbuilding, ideal for storage.

Situated in the heart of the ever-popular village of Kettlewell — a haven for both residents and holidaymakers — the cottage enjoys a warm community atmosphere, with amenities including village shops, cosy pubs, and inviting eateries just a short stroll away. Nearby Grassington offers additional facilities, while the thriving market town of Skipton is easily reached by car and provides excellent transport links.

Whether you're searching for a charming permanent residence, a peaceful retreat, or an established holiday let investment, Oak Cottage is a rare find — a hidden gem that truly must be seen to be appreciated.



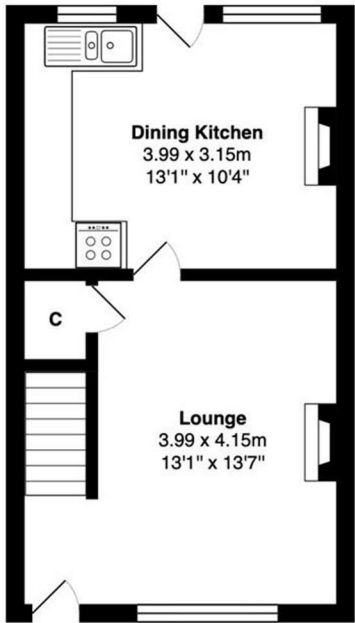
### Viewings

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

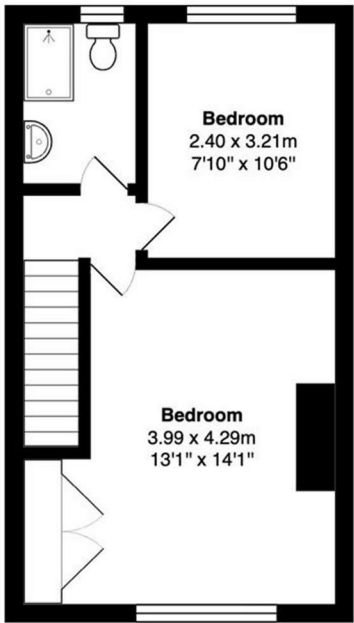
### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total Area: 59.5 m<sup>2</sup> ... 641 ft<sup>2</sup>

All measurements are approximate and for display purposes only