



## Mill Cottage Buckden, BD23 5JA

**Asking Price £295,000**

- TWO BED DETACHED DALES COTTAGE
- PRIVATE PARKING
- BRIMMING WITH CHARACTER
- FABULOUS VIEWS
- CHAIN FREE
- WATERS EDGE PATIO
- MULTI FUEL STOVE
- GENEROUS BATHROOM
- SOUGHT AFTER VILLAGE SETTING
- VIEWING A MUST

# Mill Cottage , Buckden BD23 5JA

Mill Cottage is a captivating two bedroom, stone-built detached home enjoying great success as a holiday let. Brimming with character, this delightful property rests beside a gently wending stream. Set in a secluded yet accessible situation with private parking and within easy strolling distance of the welcoming local pub.



Council Tax Band: D



## PROPERTY DETAILS

Mill Cottage is a captivating, stone-built detached home that has been cherished by the same family for many years, and more recently enjoyed great success as a holiday let. Brimming with character, this delightful property rests beside a gently wending stream, in a secluded yet accessible setting within easy strolling distance of the welcoming local pub.

Nestled within the breathtaking Yorkshire Dales National Park, the cottage is perfectly placed for those who love the outdoors, with scenic walks beginning right from the doorstep — a true haven for nature enthusiasts.

Step inside through the inviting front door into a beautifully equipped kitchen, thoughtfully designed with integral appliances, a handy boiler cupboard, and clever understairs storage. From here, move into the charming sitting room, where a feature multi-fuel stove promises cosy evenings, triple aspect windows bathe the room in natural light, and an elegant arched doorway opens onto the rear garden.

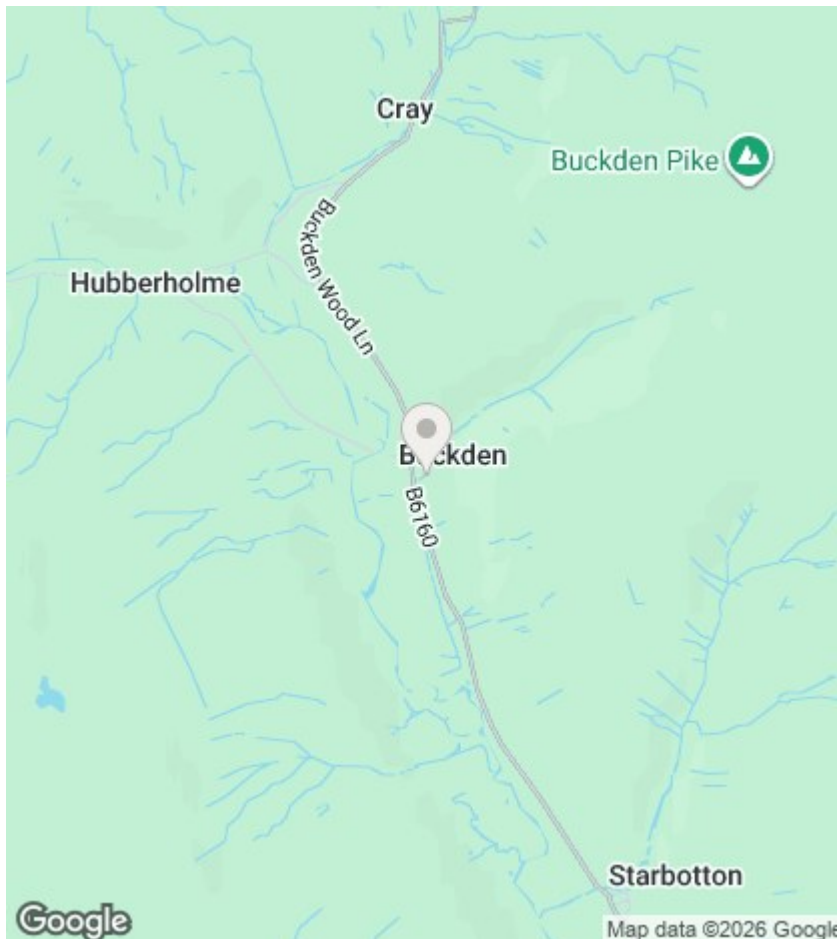
Upstairs, a spacious landing with a side-facing window leads to the master bedroom, where exposed ceiling beams, triple aspect windows and picturesque views create a serene retreat. The second bedroom features a built-in wardrobe with additional storage, along with a beamed ceiling that adds to its character. The generous bathroom is both stylish and inviting, with beautiful views over the surrounding landscape.

Outside, a paved driveway to the front offers private parking for two vehicles. Steps descend to the charming stream, while to the rear, a delightful patio garden sits right at the water's edge — perfect for al fresco dining or simply enjoying the gentle sounds of the flowing water.

Set within a postcard-perfect Dales village, just a short drive from Kettlewell and Grassington with their array of amenities, the cottage is also within approximately 30 minutes of Skipton's train station, offering excellent transport links. Whether you're seeking a unique permanent home, a profitable holiday let, or a tranquil second home in an idyllic setting, Mill Cottage offers a rare opportunity to own a piece of the Dales' charm.

## ADDITIONAL INFORMATION

What 3 words `///chills.guesswork.shell`



## Directions

## 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>		<b>100+</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(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

