



## 3 Smithy Cottages, Kilnsey, Skipton, BD23 5PS

**Asking Price £350,000**

- TWO BED STONE BUILT DALES COTTAGE
- ALLOCATED PARKING
- ATTRACTIVE VIEWS
- RESIDENTIAL OR INVESTOR PROPERTY
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- QUIET VILLAGE SETTING
- CHAIN FREE
- ELECTRIC CENTRAL HEATING
- VIEWING A MUST



## 3 Smithy Cottages, Kilnsey, Skipton, BD23 5PS

Step into this characterful two-bedroom, stone-built end cottage, tucked away in a peaceful, picture-perfect corner of the highly sought-after dales village of Kilnsey. At the rear, a delightful garden adjoins the serene trout farm, creating a magical backdrop, while the low-maintenance front garden and off-road parking add everyday practicality to this picturesque rural retreat.



Council Tax Band: D



## PROPERTY DETAILS

Step into this truly breathtaking two-bedroom, stone-built end cottage, an enchanting blend of charm, character, and countryside beauty. With panoramic views from every window, this home captures the essence of Dales living at its most idyllic.

Tucked away in a peaceful corner of the highly sought-after village of Kilnsey, this chain free, picture-perfect property offers an exceptional lifestyle opportunity. At the rear, a delightful garden adjoins the serene trout farm, creating a magical backdrop, while the low-maintenance front garden and off-road parking add everyday practicality to this picturesque rural retreat.

Inside, the spacious entrance hall sets the tone, leading into a warm and inviting sitting room complete with an open fire, perfect for cosy evenings. The well-appointed dining kitchen is designed for both functionality and charm, opening directly into the rear garden where countryside serenity awaits.

Upstairs, two generous bedrooms each boast uninterrupted views and a stylish modern house bathroom completes this floor. This is a home where every window frames a postcard-worthy scene.

Outside, you'll find designated parking and expansive gardens, ideal for entertaining, relaxing, or simply soaking up the beauty that surrounds you. As one of only three properties in this exclusive setting, it offers rare seclusion with the added benefit of a welcoming community spirit.

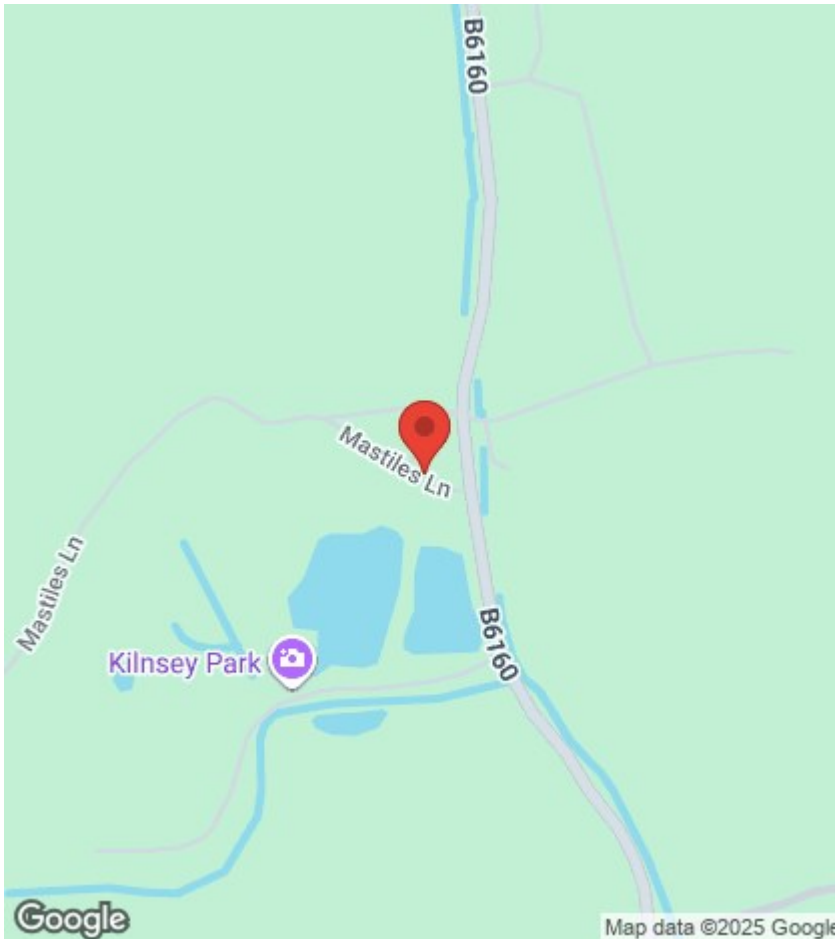
Kilnsey is a jewel in the heart of the Dales—surrounded by spectacular countryside and brimming with outdoor adventure. Nearby villages such as Grassington and Kettlewell provide excellent amenities, while the bustling market town of Skipton is just a short drive away, offering further amenities and excellent transport links.

Opportunities like this don't come often. If you're searching for that perfect blend of location, lifestyle, and luxury, this captivating cottage deserves your attention. Early viewing is highly recommended.

## ADDITIONAL INFORMATION

Electric heating

Private spring water supply charge is currently £140 p/a



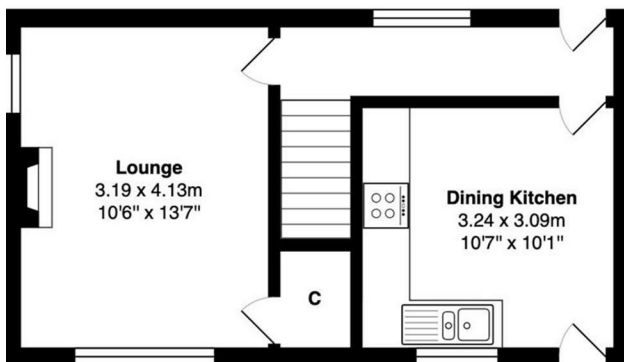
## Viewings

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

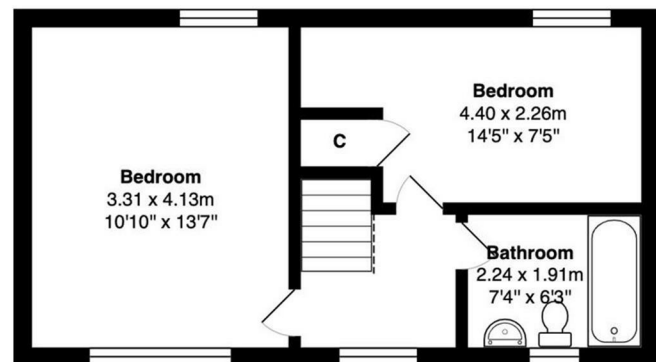
## EPC Rating:

F

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>32</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: 64.1 m<sup>2</sup> ... 690 ft<sup>2</sup>

All measurements are approximate and for display purposes only