



## The Cottage, Burnsall, Skipton, BD23 6BN

**Asking Price £475,000**

- THREE BEDROOM COTTAGE
- PRIVATE PARKING
- RECENTLY RENOVATED TO A HIGH STANDARD
- SOUGHT AFTER LOCATION
- CHAIN FREE
- ENCLOSED GARDEN WITH PATIO AREA
- ENSUITE MASTER BEDROOM
- STONE OUTHOUSE
- CLOSE TO VILLAGE AMENITIES
- CURRENT HOLIDAY LET



# The Cottage, Burnsall, Skipton, BD23 6BN

Welcome to The Cottage, AN EXQUISITE THREE-BEDROOM, DOUBLE-FRONTED, STONE-BUILT RESIDENCE that radiates TIMELESS CHARM AND CHARACTER. This STUNNING HOME has been RECENTLY RENOVATED TO AN IMPECCABLE STANDARD, seamlessly blending modern luxury with its original period features. With PRIVATE GARDEN AND PARKING this property would suit as an excellent permanent residence, holiday home or top class investment.



Council Tax Band: D



## PROPERTY DETAILS

Welcome to The Cottage, a chain free exquisite three-bedroom, double-fronted stone-built residence that radiates timeless charm and character. Steeped in history and cherished by one family for generations, this stunning home has been recently renovated to an impeccable standard, seamlessly blending modern luxury with its original period features.

Beautifully presented throughout, The Cottage has also enjoyed a successful tenure as a holiday let, appealing to guests seeking a picturesque retreat in the heart of the Yorkshire Dales.

Step inside through the welcoming entrance hall, where warm oak flooring and handcrafted open oak stairs set the tone for the quality found throughout. The heart of the home is the fabulous sitting room—a light-filled space with dual-aspect windows framing delightful countryside views. A striking feature fireplace with a multi-fuel stove, exposed ceiling beams, and solid oak floors create a cosy and elegant atmosphere.

The spacious dining kitchen is equally impressive, bathed in natural light from dual-aspect mullioned windows that showcase the surrounding scenery. Country-style cabinetry is complemented by integrated appliances and exposed ceiling beams, while a useful understairs storage cupboard and continued oak flooring add practicality and style.

Upstairs, a split-level landing gives ceiling access to a fully boarded loft with loft ladder, and leads to three thoughtfully designed bedrooms. The master bedroom is a true retreat, boasting far-reaching views, an original cast-iron fireplace, and a luxurious en suite wet room. Two further bedrooms are generously sized and share a beautifully appointed four-piece house bathroom featuring high-end finishes.

Outside, the charm continues with a cobbled parking area to the side, leading to a private, enclosed walled garden with a lush lawn, useful outhouse and patio—perfect for relaxing or entertaining while taking in the panoramic views.

Ideally situated on the approach to a postcard-perfect village, The Cottage is moments from a celebrated local pub known for its excellent food and warm hospitality. Enjoy leisurely walks along the nearby river or explore the vibrant village of Grassington just a short drive away, where independent shops, cafés, bars, and restaurants await. The thriving market town of Skipton is also within easy reach, offering further amenities and excellent transport links.

Whether you're seeking a characterful permanent residence, a stylish holiday retreat, or a high-quality investment, The Cottage offers something truly special in a truly exceptional location.



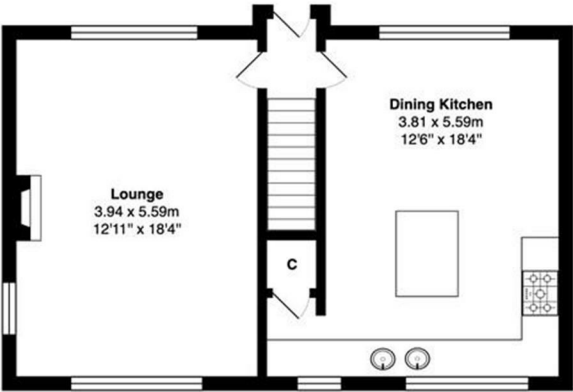
### Viewings

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

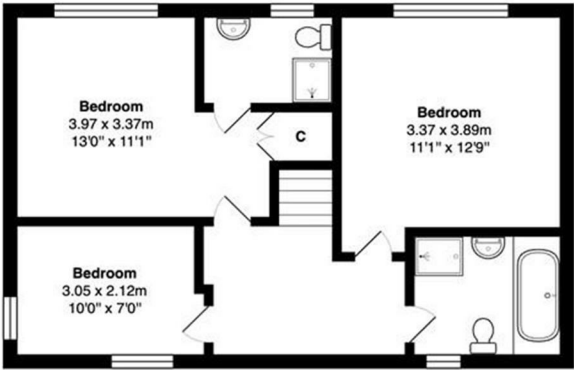
### EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total Area: 99.5 m² ... 1071 ft²  
All measurements are approximate and for display purposes only