



Main Street, Ickornshaw, Cowling, BD22 0DH

Asking Price £174,950

- CHARMING PICTURE-POSTCARD COTTAGE
- TRANQUIL COTTAGE GARDEN
- SUPERB DINING KITCHEN
- FULL OF CHARACTER & CHARM
- IDEAL FOR FTB, HOLIDAY RETREAT OR INVESTMENT PROPERTY
- ONE DOUBLE BEDROOM
- ARRANGED OVER THREE FLOORS
- STYLISH HOUSE BATHROOM
- BOASTS TOP QUALITY FIXTURES & FITTINGS
- PEACEFUL VILLAGE LOCATION

Main Street, Cowling, BD22 0DH

Nestled in a PICTURESQUE HAMLET, this CHARMING ONE-BEDROOM PICTURE-POSTCARD COTTAGE is now available. FULL OF CHARACTER AND CHARM, this lovely home boasts TOP-QUALITY FIXTURES AND FITTINGS, thoughtfully ARRANGED OVER THREE FLOORS to maximise the available space. We highly recommend an early viewing.



Council Tax Band: A



PROPERTY DETAILS

Nestled in a picturesque hamlet adjacent to a delightful, colourful beck, this charming one-bedroom picture-postcard cottage is now available. Full of character and charm, this lovely home boasts top-quality fixtures and fittings, thoughtfully arranged over three floors to maximise the available space. We highly recommend an early viewing.

Upon entering this welcoming home, you are greeted by a generous sitting room featuring a multi-fuel stove, built-in attractive furniture, and windows on both the front and rear elevations that allow plenty of natural light. From here, you have access to both the lower ground floor and the first floor.

The lower ground floor houses a superb dining kitchen, equipped with an excellent range of units and French doors that open out to the cottage garden. This serene outdoor space lets you enjoy the soothing sounds of the beck and watch the ducks.

On the first floor, you'll find a landing, a double bedroom and a stylish bathroom.

Outside, the cottage garden, as previously mentioned, offers a tranquil retreat.

The hamlet of Ickornshaw is a delightful village on the fringe of Cowling, featuring a variety of high-quality houses. A primary school is just minutes away by foot. Cowling itself offers a village store, two pubs, a village hall and an excellent bus service. The neighbouring village of Cross Hills provides a superb secondary school and a range of amenities.

This property is perfect for those seeking a first home, a holiday retreat or an investment property. Don't miss this opportunity!



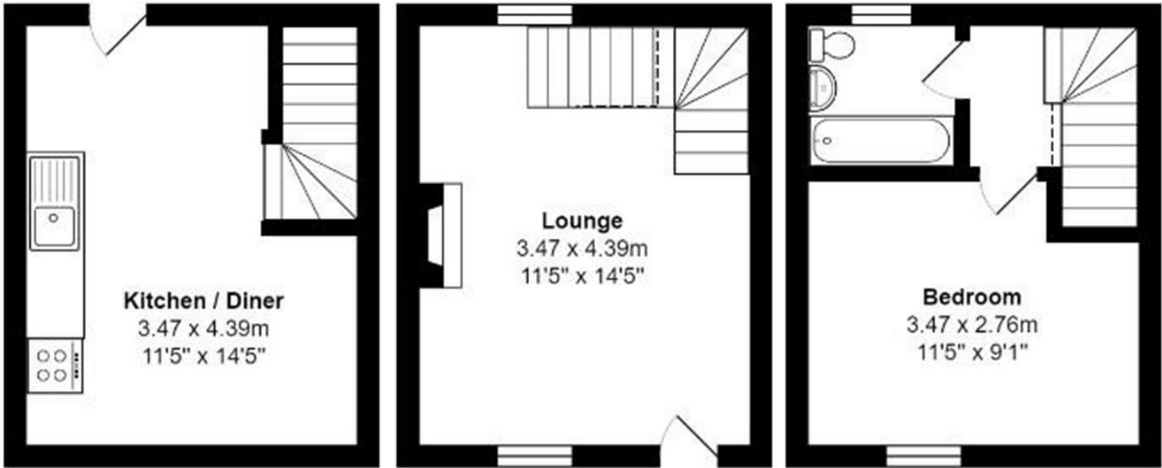
Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Lower Ground Floor

Ground Floor

First Floor

Total Area: 45.7 m² ... 492 ft²

All measurements are approximate and for display purposes only