



## Barn Cottage, Rathmell Fold, Grassington, BD23 5BH

Asking Price £329,950

- THREE BED BARN CONVERSION
- LOW MAINTAINENCE FRONTAGE
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- VIEWING A MUST
- ALLOCATED PARKING
- CHARM AND CHARACTER
- CHAIN FREE
- POTENTIAL HOLIDAY LET

# Barn Cottage Rathmell Fold, Skipton BD23 5BH

Tucked just beyond the heart of this charming village lies a beautifully crafted, stone-built, three-bedroom barn conversion with allocated parking and offered chain free. This property exudes character, boasting a quirky and delightful interior that truly must be seen to be appreciated. While some elements require a touch of TLC to bring it back to its full glory, it presents an exciting opportunity for the discerning buyer to make their own.



Council Tax Band: D



## PROPERTY DETAILS

Tucked just beyond the heart of this charming village lies a beautifully crafted, stone-built, three-bedroom barn conversion with allocated parking and offered chain free. Cherished by the same family for generations, the time has now come to pass it on to new owners. This property exudes character, boasting a quirky and delightful interior that truly must be seen to be appreciated. While some elements require a touch of TLC to bring it back to its full glory, it presents an exciting opportunity for the discerning buyer to make their own.

Situated off Chapel Street, in a quiet and picturesque cul-de-sac, the home enjoys a prime location in one of the most sought-after spots within the Yorkshire Dales National Park. Just a stone's throw from the bustling village centre, with its iconic cobbled square, visitors and locals alike are drawn to its vibrant yet intimate atmosphere. Despite being a popular destination, the village retains a warm sense of community, offering plenty of opportunities to join in local activities and events.

The area boasts an excellent selection of independent shops, cosy coffee houses, welcoming pubs, and fine restaurants. For nature lovers, stunning walks through breathtaking landscapes begin right on your doorstep. Practical amenities include a post office, a local convenience store, and a comprehensive bus service providing seamless connections to nearby towns and villages.

For broader needs, the lively market town of Skipton is just nine miles away, offering an extensive range of shops, eateries and a train station for convenient travel.

Whether you're looking for a charming home, a peaceful retreat, or a promising business venture, this property is brimming with potential and possibilities.

## ADDITIONAL INFORMATION

Mains water

Mains electricity

Mains sewage

Gas central heating



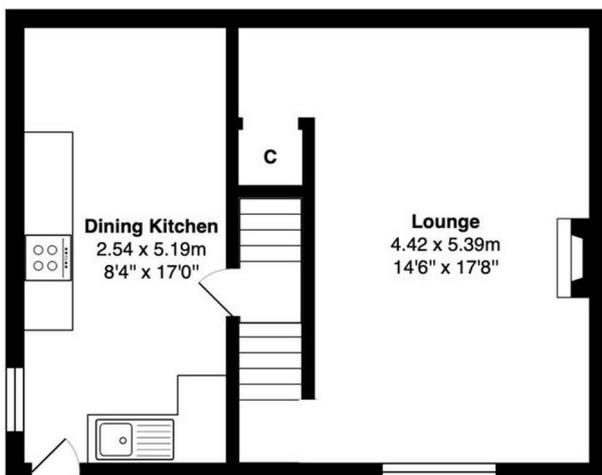
## Viewings

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

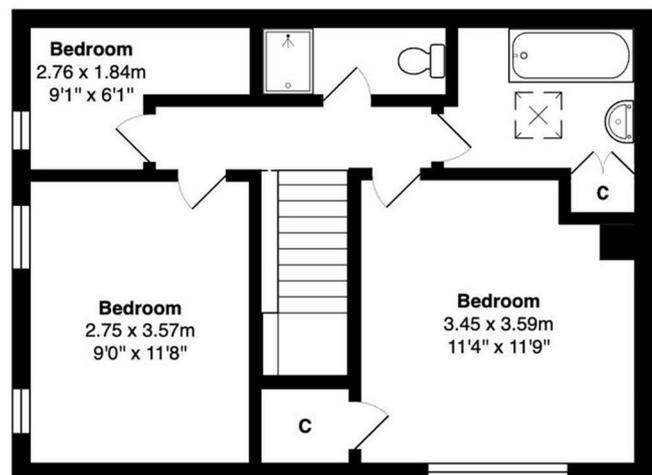
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 81.4 m<sup>2</sup> ... 876 ft<sup>2</sup>

All measurements are approximate and for display purposes only