



Middleton, Cowling, BD22 0DQ

Asking Price £195,000

- NO UPPER CHAIN
- TWO BEDROOMS
- INVITING SITTING ROOM WITH MULTI-FUEL STOVE
- FAR REACHING VIEWS
- LOCATED IN A CHARMING HAMLET
- ENCHANTING COTTAGE
- STYLISH COUNTRY KITCHEN
- STUNNING REAR GARDEN
- SEAMLESS BLEND OF TRADITIONAL & CONTEMPORARY FEATURES



# Middleton, Cowling, BD22 0DQ

Nestled in the heart of the picturesque hamlet of Middleton, this beautifully presented two-bedroom cottage is the epitome of charm, character and countryside living. A true picture-postcard home, it offers a seamless blend of traditional features with tasteful contemporary touches.



Council Tax Band: A



## PROPERTY DETAILS

### A Truly Enchanting Two-Bedroom Cottage with Idyllic Garden and Breathtaking Views

Nestled in the heart of the picturesque hamlet of Middleton, this beautifully presented two-bedroom cottage is the epitome of charm, character and countryside living. A true picture-postcard home, it offers a seamless blend of traditional features with tasteful contemporary touches — all lovingly curated by its current owner with remarkable care and attention to detail.

From the moment you step through the classic cottage front door, you're greeted by a warm and inviting sitting room. A feature fireplace with a recessed multi-fuel stove creates a cosy focal point, while exposed beams, stonework and a charming window seat add to the room's rustic elegance. Bespoke wooden shutters frame the windows and a handy understairs cupboard offers convenient storage. The open staircase, finished in a sleek modern style adds architectural interest and leads fluidly into the adjoining dining area — an airy, light-filled space with French doors that open out on to the glorious rear garden.

The dining area flows naturally into a stylish country kitchen, where solid wood worktops, a classic Belfast sink and tasteful cabinetry combine for a timeless finish. A rear-facing window over the sink perfectly frames the far-reaching views of open fields and rolling countryside — the kind of view that turns even washing up into a pleasure.

Upstairs, a spacious landing with exposed beams leads to two beautifully appointed bedrooms. The principal bedroom is generously sized, featuring a high, beamed ceiling and two front-facing windows with deep sills that flood the room with natural light. The second bedroom, also a good size, enjoys similar characterful features and breathtaking views across the landscape. A sleek and thoughtfully designed shower room completes the upper floor.

Outside, the magic continues.

To the front, a classic cottage garden adds to the property's curb appeal, but it's the rear garden that truly takes your breath away. Step out on to a welcoming patio area, partially shaded by a pergola — a perfect spot for morning coffee or evening drinks. From here, a pebbled path winds its way through a lovingly maintained garden brimming with colourful flowers, mature shrubs and wildlife-friendly planting — a true haven for bees, butterflies and nature lovers.

The path leads down to a private seating area that borders open countryside, offering uninterrupted views across rolling fields — an utterly serene and secluded spot. The garden also features a variety of fruit trees and a practical timber shed, blending utility with beauty.

Middleton is a tranquil and charming hamlet made up of similarly delightful cottages, tucked away in a peaceful corner of the sought-after village of Cowling. The village itself offers everyday amenities, a well-regarded primary school and excellent bus links. The nearby village of Cross Hills provides further shopping and recreational facilities, along with convenient access to train services for commuting or exploring the region.

If you've been searching for a truly special cottage — a home full of character, set within a garden paradise and surrounded by open countryside — this could be the one. Viewings are highly recommended to fully appreciate all this exceptional property has to offer.



### Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

