



**Gill Lane, Cowling, BD22 0LT**

**Asking Price £189,950**

- STONE BUILT COTTAGE
- STREET PARKING AVAILABLE TO FRONT OF PROPERTY
- SUPERB RURAL VIEWS
- SHARED SEPTIC TANK
- IDEAL HOLIDAY LET OR RENTAL PROPERTY
- TWO BEDROOMS
- OPEN FIELDS TO FRONT AND REAR
- CHARACTER FEATURES
- FEATURE FIREPLACE
- VIEWING A MUST!

# Gill Lane, Cowling, BD22 0LT

Set in a picturesque, rural location, this charming, two bedroom, stone-built, cottage enjoys stunning open views and is ideal for those seeking a quiet, rural, lifestyle.



Council Tax Band: B



## PROPERTY DETAILS

Set in a picturesque, rural location, this charming stone-built cottage enjoys stunning open views over the surrounding fields and countryside -from both the front and rear. Forming the end property in an attractive row of three, this beautifully presented, two-bedroom home, is full of character - featuring exposed beams, stonework, latched 'brace and ledge' style internal doors and a striking fireplace in the living room with a cast-iron stove-effect gas fire.

Having undergone various improvements in recent years, including high-quality uPVC double-glazed windows with an elegant 'sash' design at the front, this appealing garden-fronted property has much to offer.

The accommodation includes an entrance hall leading to a cosy sitting room with exposed beams and a feature fireplace, whilst the fitted kitchen provides space for a small dining or breakfast table. The first-floor landing gives access to a spacious master bedroom with duel aspect windows making the most of the open views, there is also a second bedroom and a stylish modern bathroom. Every room in the house enjoys breathtaking open views, enhancing the home's peaceful ambiance.

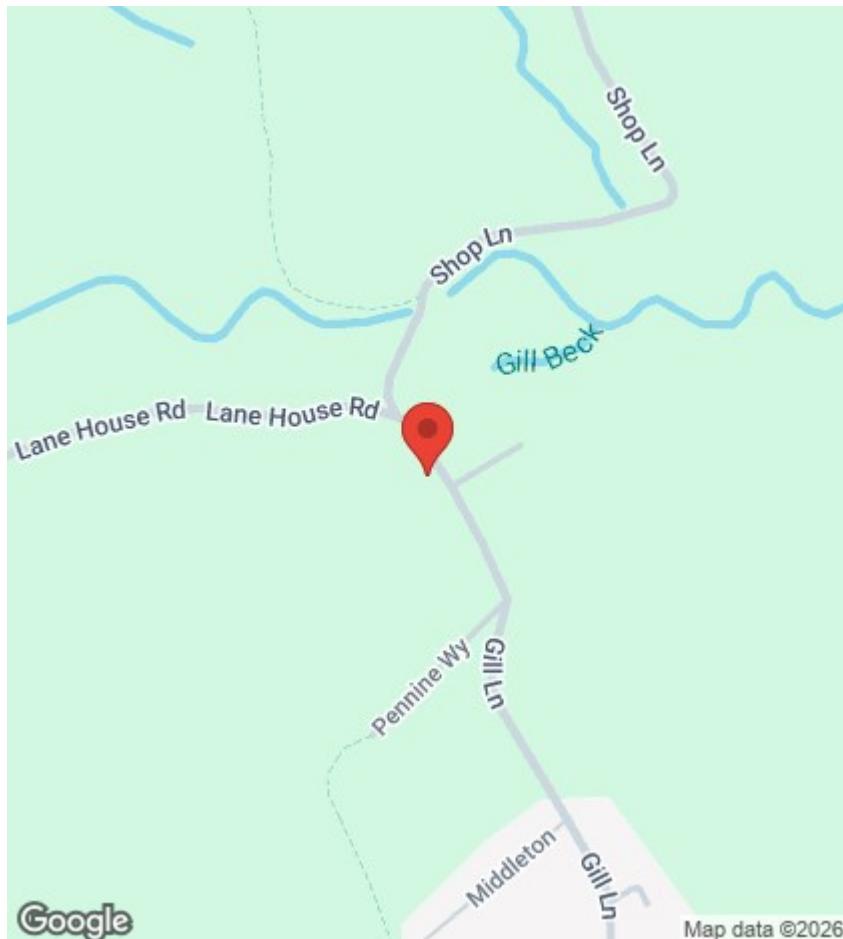
Outside, the property adjoins open fields to the side and rear, creating a truly tranquil setting. At the front, a small enclosed cottage garden is beautifully arranged with a variety of colourful flowering plants. Street parking is available directly in front, ensuring convenience.

This home is ideal for those seeking a quiet rural lifestyle, positioned slightly away from the main hamlet of Middleton yet within easy reach of the surrounding countryside. Despite its serene setting, it is only a short drive from the nearby business centres of Skipton, Keighley and Colne.

Located along the renowned Pennine Way and surrounded by breathtaking open countryside and moorland, offering an extensive network of footpaths for exploration. The hamlet features a small park with a community barbecue area and village allotments, while also sharing amenities with the neighbouring village of Cowling. These include a village store and off-licence, a public house, restaurant, fish and chip shop, a takeaway, playground, primary school, a church and a modern village hall that hosts various community events and classes. The nearby village of Cross Hills offers a wider selection of everyday shops and services, and railway stations in Cononley and Steeton provide excellent transport links.

Equipped with gas central heating and modern uPVC double glazing, this delightful character cottage presents a rare opportunity to embrace countryside living while remaining conveniently connected to nearby towns and amenities.

**Viewing is a must!**



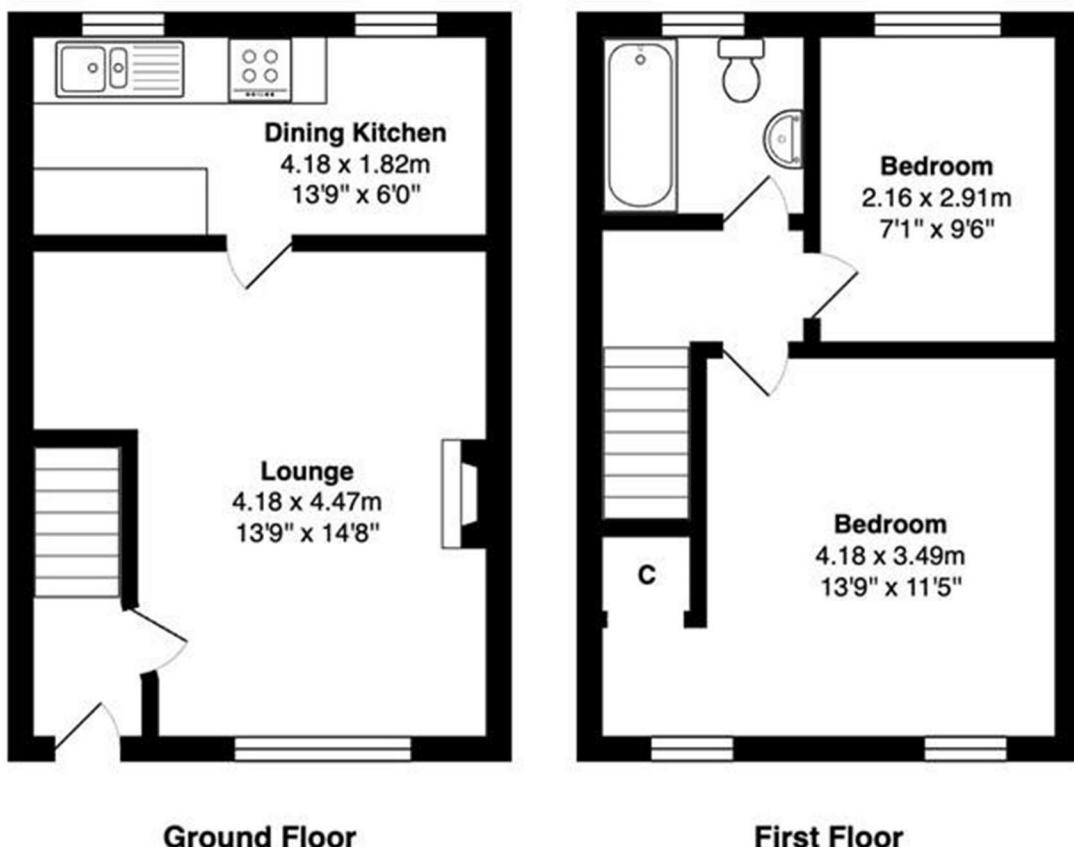
## Viewings

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

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (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 |



Total Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>