Main Road, Eastburn, BD20 7SJ

Asking Price £219,950

- DECEPTIVELY SPACIOUS COTTAGE
- TOP FLOOR MASTER SUITE WITH EN-SUITE
- CHARACTERFUL SITTING ROOM WITH BEAMS & BAY WINDOW SEAT
- CONTEMPORARY HIGH-GLOSS KITCHEN WITH INTEGRATED APPLIANCES
- STYLISH MODERN BATHROOM

- THREE GENEROUS BEDROOMS
- LOW-MAINTENANCE FRONT GARDEN & RAISED REAR PATIO
- STUNNING INGLENOOK-STYLE FIREPLACE WITH GAS STOVE
- STONE OUTBUILDING, AMBIENT LIGHTING & REAR ACCESS
- PRIME EASTBURN LOCATION NEAR SCHOOLS, SHOPS & STATION

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A deceptively spacious three bed luxury cottage in Eastburn blending period charm with modern elegance. Features include a stunning Inglenook fireplace, sleek high-gloss kitchen, spectacular master suite with en-suite & dressing room, charming gardens, and excellent transport links.

🛏 3   🛁 2   🛋 1   ☰ D   Council Tax Band: A

PROPERTY DETAILS

For those looking for a luxury home with deceptive living space then take a look at this… Step into this picture-perfect cottage and prepare to be wowed. Nestled in a highly convenient location, this enchanting home offers far more than initially meets the eye. It's the very definition of charm and character blended seamlessly with modern luxury.

As you enter, you're welcomed into a warm and inviting sitting room, where the star of the show is a breathtaking Inglenook-style fireplace, complete with a recessed cast iron gas stove resting on a stone hearth. Beautifully painted beams stretch above, complementing the bespoke built-in shelving and cupboard tucked beside the chimney breast. A bay window with a cosy window seat, original internal doors, and Karndean flooring complete this quintessentially English scene, oozing comfort and style.

Flowing effortlessly from here, the kitchen is an absolute showstopper. Boasting a sleek array of high-gloss white units with under-cabinet lighting, it features contrasting worktops, a double stainless steel sink with mixer tap, and stylish ceramic tiled splashbacks. The contemporary Cooke and Lewis induction hob and extractor, built-in oven, integrated fridge and freezer and a handy understairs cupboard, and a glazed door leading out to the rear garden.
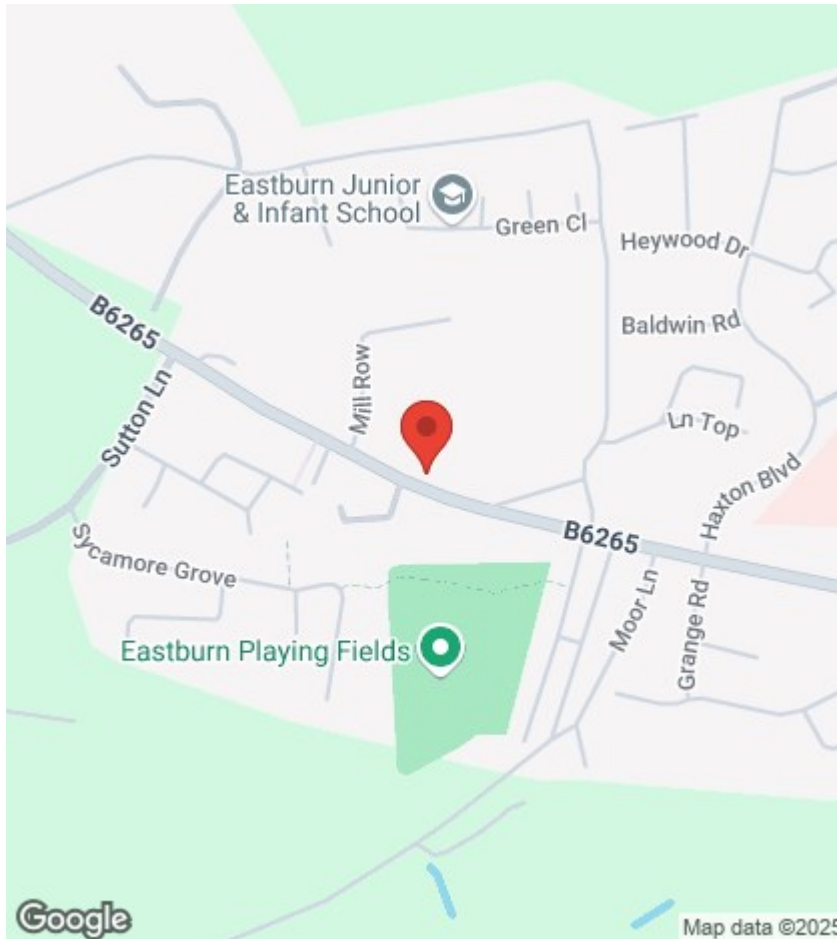
Upstairs, the first-floor landing is full of character, with a feature exposed stone wall and front-facing window. Two generous bedrooms await, along with a modern bathroom all finished to perfection with fully tiled walls and flooring.

The top floor is a hidden gem. Here you'll find the spectacular master suite, complete with its own en suite shower room and a walk-in dressing room/utility space with provisions for a washing machine (a rare and practical bonus).

Outside, the charm continues. The front offers a walled, low-maintenance seating area ideal for morning coffee or evening wine, while the rear reveals a raised patio, vibrant flower borders, a large stone outbuilding, and ambient outdoor lighting. There's also pedestrian access and plenty of residential parking just behind the property.

Situated in the picturesque village of Eastburn, this home combines rural charm with unrivalled convenience. A village shop/post office, friendly pub, excellent primary school, and an outstanding bus service are all just steps away. Steeton train station provides direct links to Leeds, Bradford, and Manchester, while nearby Cross Hills caters to every lifestyle need, from shops to schooling.

If you're in search of a luxury home that's brimming with character and packed with unexpected space, this enchanting cottage might just be your dream come true.
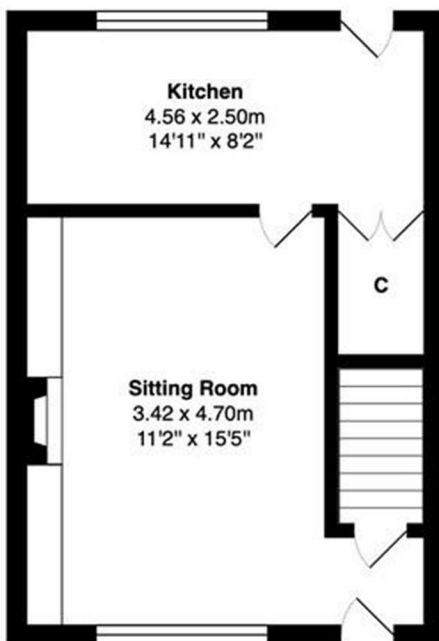
Viewings

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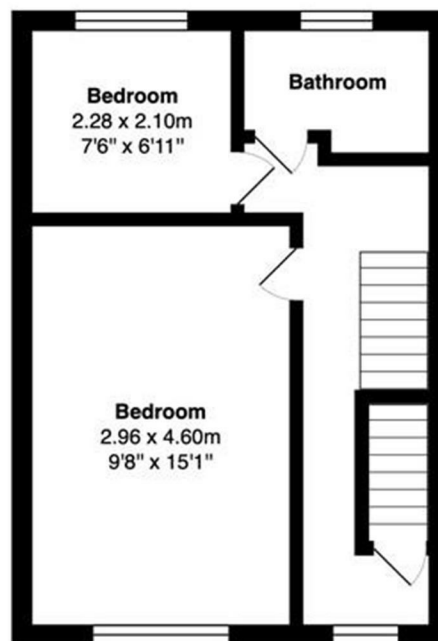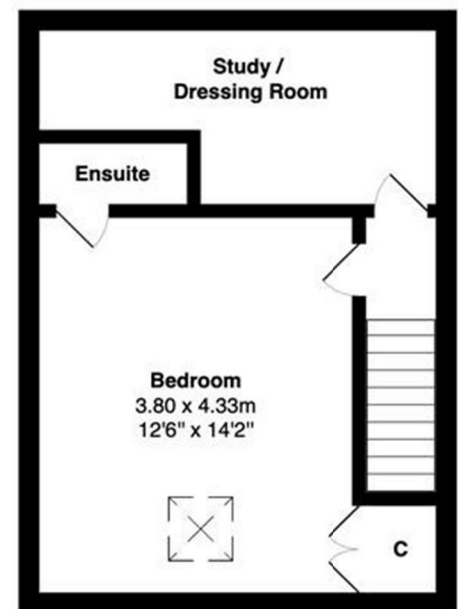
EPC Rating:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Ground Floor

Kitchen
4.56 x 2.50m
14'11" x 8'2"

Sitting Room
3.42 x 4.70m
11'2" x 15'5"

C

First Floor

Bedroom
2.28 x 2.10m
7'6" x 6'11"

Bathroom

Bedroom
2.96 x 4.60m
9'8" x 15'1"

Second Floor

Study / Dressing Room

Ensuite

Bedroom
3.80 x 4.33m
12'6" x 14'2"

C

Total Area: 92.1 m² ... 991 ft²

All measurements are approximate and for display purposes only