



Cottage (EPC Rating: E)

**5 PLEASANT VIEW, FOULRIDGE, COLNE, BB8 7PZ**

**£175,950**

  
**CARLING JONES**  
 ESTATE AGENTS & CHARTERED SURVEYORS



# 1 Bedroom Cottage located in Foulridge

Nestled in the charming area of Pleasant View, Foulridge, this delightful cottage offers a perfect blend of comfort and character. With one inviting reception room, this property provides a warm and welcoming space ideal for relaxation or entertaining guests. The bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day.

The cottage features a well-appointed bathroom, catering to all your essential needs. One of the standout features of this property is the convenient parking space available for two vehicles and a large garden area, a rare find in such a picturesque setting.

Surrounded by the natural beauty of Foulridge, this cottage is perfect for those seeking a tranquil lifestyle while still being within easy reach of local amenities. Whether you are a first-time buyer or looking for a quaint retreat, this property is sure to impress. Embrace the charm of cottage living in this lovely home, where comfort meets convenience in a delightful location.

Planned over two floors with gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

## Ground Floor

### Entrance Vestibule

Entered through UPVC door with laminate flooring.

### Open Plan Living Dining Kitchen

#### Living Area

15'3 x 14'9

Cast iron multi fuel burned set on a stone hearth with decorative timber mantel. Exposed stone. Two Radiators.

#### Kitchen Area

6'9 x 6'7

Range of shaker wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Integrated appliances comprising; electric oven, 5-ring gas hob and canopied extractor fan. Laminate flooring.

## First Floor

### Landing

#### Bedroom

12'8 x 9'6

Double room with built-in double wardrobes and cupboards. Stunning long distance views. Access to loft space. Two radiators.

#### Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with thermostatic shower over. Wet wall panels, chrome heated towel rail, extractor fan and spotlighting. Main gas combination boiler. Useful storage cupboard.

#### Garden Room

15'11 x 8'9

Entered through patio door with electric, spot lighting and electric wall panel heater.

#### Outside

To the rear of the property there is a yard with a utility shed comprising; plumbing for washing machine, electric and light.

One of the stand out features of this property is the garden to the front. At the top, there is a paved seating area taking advantage of the breath-taking view. As you working you way down the garden pathway there are mature planted flower beds which leads you to a private decked area then the Garden Room. There is a private driveway with space for at least two cars.

#### Council Tax & Tenure

Tenure: Freehold

Council Tax Band: A

#### Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers





arrange for a qualified person to check the relevant installations before entering into any commitment

#### Agents Note & Disclaimer

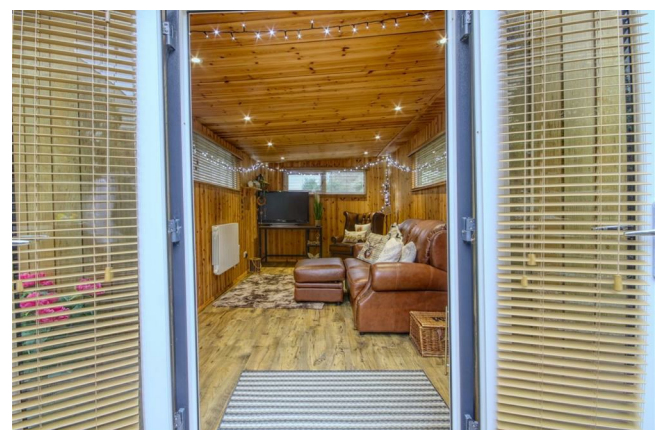
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### Anti Money Laundering Regulations

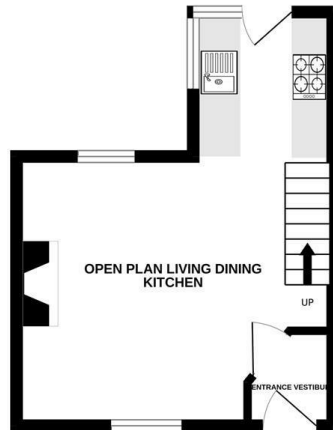
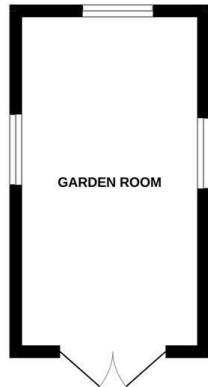
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

#### Viewings

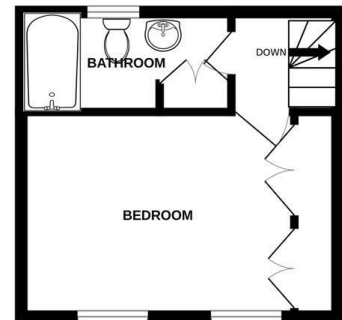
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

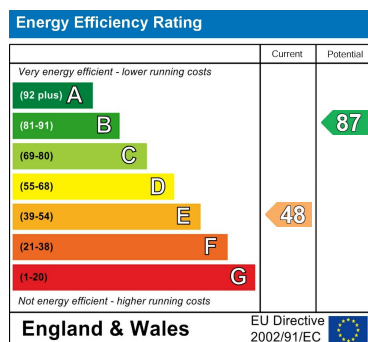


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.