

# HUNTERS®

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## Olive's Cottage, Main Street, Cononley

Price £325,000

Property Images

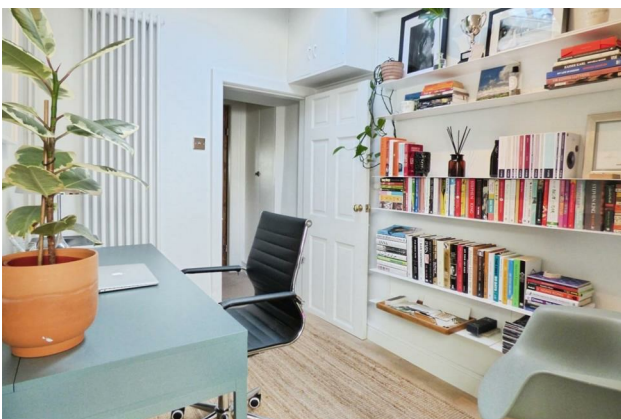




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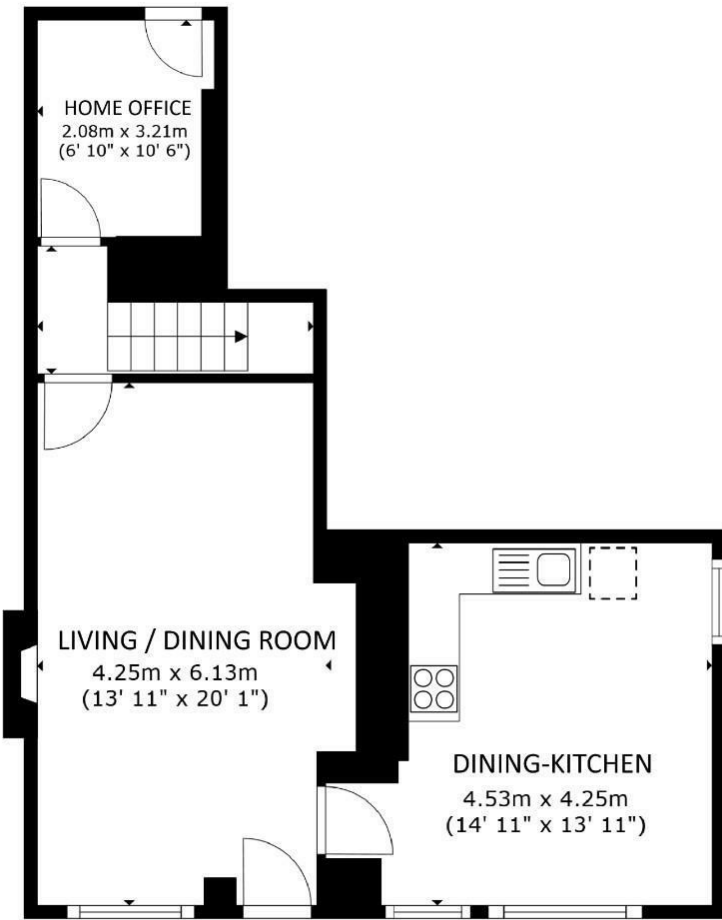


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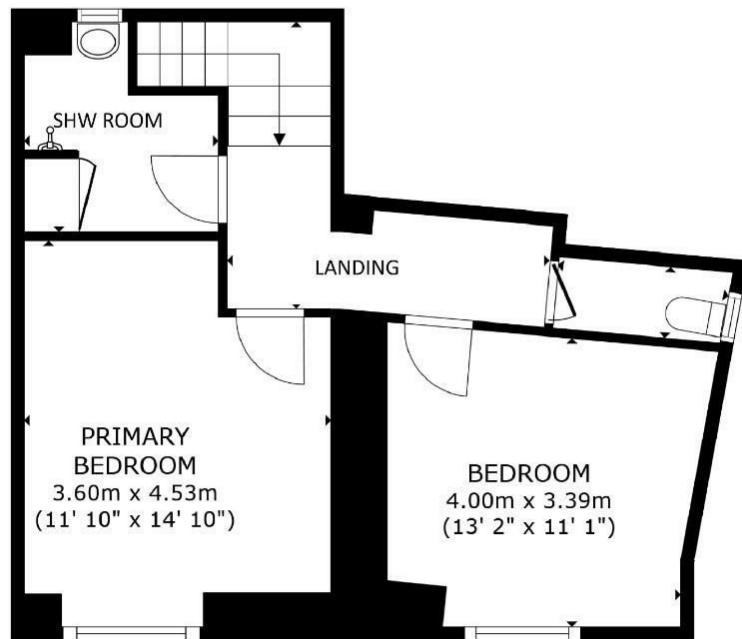
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## Property Images






FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 49.7 m<sup>2</sup> (535 sq.ft.) FLOOR 2 45.5 m<sup>2</sup> (490 sq.ft.)  
TOTAL : 95.1 m<sup>2</sup> (1,024 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          | <b>62</b> | <b>87</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            |           |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| England & Wales                             |           | EU Directive<br>2002/91/EC:  |



Nestled in the heart of the picturesque village of Cononley, this stunning end cottage on Main Street offers a perfect blend of charm and modern living.

Meticulously refurbished by the current owners, this property presents a tranquil and inviting home, ideal for those seeking a peaceful retreat.

Upon entering, you are greeted by a spacious living-dining room, featuring a delightful wood-burning stove set within a period-style surround. The paneled walls and lovely views of the beautifully maintained cottage gardens create a warm and welcoming atmosphere, providing ample space for relaxation and entertaining.

The light and airy dining kitchen is a true highlight, boasting a range of fitted units and worktops, complemented by exposed stonework and built-in shelving. The exposed timber floorboards add character, while the two Georgian windows allow natural light to flood the space, making it perfect for family meals or gatherings.

At the rear of the property, a versatile home office or study provides a quiet space for work, with direct access to a flagged bin area and lockable storage outhouse. Upstairs, you will find two generously sized double bedrooms, both offering pleasing views of the village and the iconic clock tower. The updated shower room and separate WC add to the convenience of this well-appointed home. There is useful attic storage space.

With excellent transport links, including a train station just a short stroll away, commuting to Leeds, Bradford, and beyond is effortless. The vibrant market town of Skipton, known as the Gateway to The Yorkshire Dales, is only a ten-minute drive, while Leeds Bradford Airport and Manchester are easily accessible within thirty minutes to an hour.

This charming cottage is not just a home; it is a lifestyle choice, offering the perfect balance of rural charm and modern convenience. Don't miss the opportunity to make this delightful property your own.

#### **On-line-Bullet-Points**

- A stunning, charming and spacious period home
- Fab village location with train station
- Living-dining room with wood-burner
- Spacious & light dining-kitchen
- Home office / study
- 2 double bedrooms, shower room & separate WC
- Beautifully refurbished & upgraded
- Delightful cottage garden + small yard area