

# HUNTERS<sup>®</sup>

## EXCLUSIVE

**Lawkland Green House, Lawkland.**

**Price £775,000**

**Property Images**



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First Floor



Ground Floor



| Energy Efficiency Rating                                          |         |           |
|-------------------------------------------------------------------|---------|-----------|
|                                                                   | Current | Potential |
| <i>Very energy efficient - lower running costs</i>                |         |           |
| (92 plus) <b>A</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>                                                   |         |           |
| <i>Not energy efficient - higher running costs</i>                |         |           |
| <b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> |         |           |



Located in the picturesque hamlet of Lawkland, just four miles west of the delightful market town of Settle, this stunning detached house offers a perfect blend of spacious living and serene countryside charm.

Spanning an impressive 2,700 square feet plus double garage, the property is surrounded by the breathtaking landscapes of the Forest of Bowland Area of Outstanding Natural Beauty, making it an ideal retreat for those who appreciate nature.

Upon entering, you are welcomed into a large 'L' shaped living-dining room, featuring a charming fireplace and a wood-burning stove, perfect for cosy evenings. The dining area boasts sliding doors that open onto the garden, allowing for an abundance of natural light and splendid views of the surrounding countryside. The ground floor also includes a convenient WC and a breakfast-kitchen that runs the full depth of the house, complemented by a laundry/utility room that provides access to the integral double garage.

The first floor is home to a principal bedroom with an en suite bathroom, along with two additional double bedrooms a house bathroom, and a shower room. A particularly noteworthy feature is the supersized studio / home office or a fourth bedroom, offering flexibility to suit your lifestyle needs, including an Airbnb as this space has an external flight of stairs and separate entrance.

Outside, the property benefits from a tarmac drive with parking for two vehicles, a large store shed, and well maintained and private gardens to the front, side, and rear, all showcasing superb views of the idyllic surroundings. With no forward chain, this remarkable home is ready for you to move in and start enjoying the tranquil lifestyle that Lawkland has to offer.

### **On-Line-Bullet-Points**

- Spacious 2700+ sq ft home • Located in the pretty hamlet of Lawkland in the Forest of Bowland AONB • 2.8 miles from Giggleswick train station (direct Leeds, Morecambe, Carlisle) • 4 miles from Settle town & train station • L-shaped living-dining room with fab views • Feature fireplace, wood-burning-stove • Large breakfast-kitchen • Large studio / home office / bedroom 4 • Integral double garage • No forward chain, move in!