

# HUNTERS®

## EXCLUSIVE

**Clock Cottage. Kirby Malham**

**Price £795,000**



# HUNTERS<sup>®</sup>

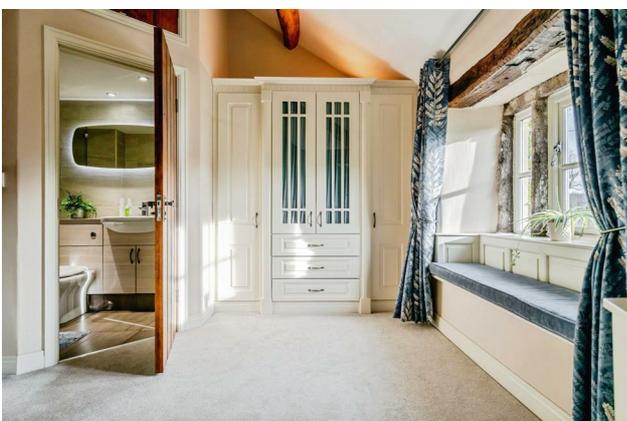
EXCLUSIVE



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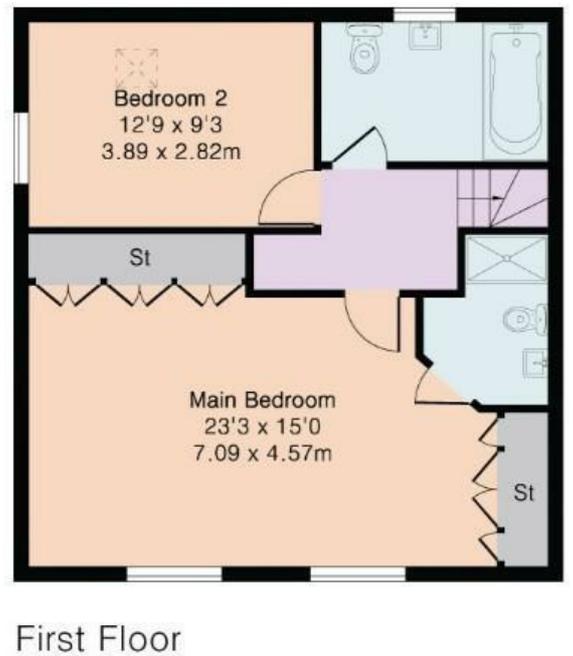
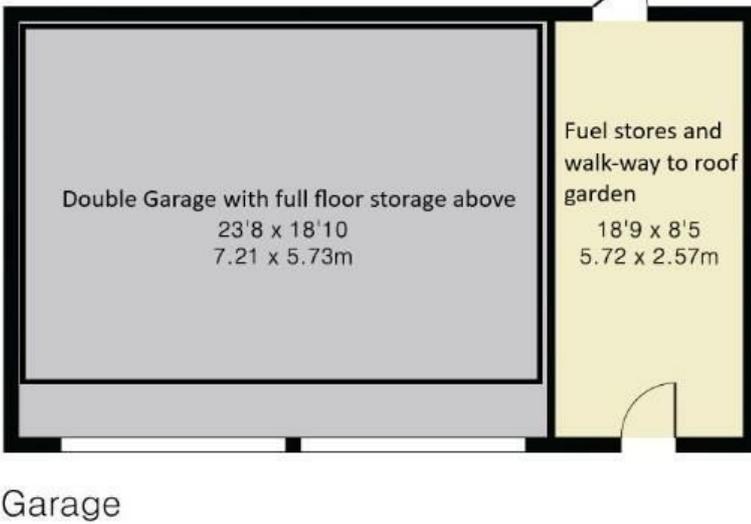






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## ON-LINE-BULLET-POINTS

**• A stunning period detached home • Refurbished by the current owners to an exceptional standard • Large living-dining-kitchen • Roof garden with superb views • Charming and spacious sitting room with wood-burner • 15 minutes to train station / direct Leeds • Underfloor heating good lighting spec • Double garage with large walk-through storage • Delightful gardens and outside space • Yorkshire Dales National Park**

Situated in the Yorkshire Dales National Park, Clock Cottage is a remarkable detached period home that beautifully marries modern comforts with historical charm.

This stunning Grade II listed property, dating back to 1669, has been meticulously upgraded to a high standard by very experienced people, ensuring a delightful living experience.

Cosy yet spacious at some 1800+ sq ft, this is an exceptional Dales Property in a charming village with a great pub serving very tasty pies!

Upon entering, you are greeted by a garden room with a range of fitted units and a drop-down bed, a large utility room again with a full compliment of built-in storage. A superb dining-kitchen and a delightful living room with a compact cinema room off. The large kitchen is a culinary enthusiast's dream, providing ample space for cooking and dining.

Clock Cottage features 3 bedroom, modern bathrooms and with convenience at the forefront, making it an ideal choice for families or those seeking a peaceful retreat. The property has been enhanced with underfloor heating and several new windows, ensuring warmth and energy efficiency throughout, along with new kitchen, bathrooms, flooring and much more.

The exterior of the cottage is equally captivating, showcasing traditional architectural details that reflect its heritage. The medium-sized garden offers a tranquil outdoor space, perfect for relaxation or entertaining. Additionally, the double garage with large upstairs storage provides practical solutions for your storage needs and a studio out-building.

Surrounded by the breathtaking landscapes of the Yorkshire Dales, Clock Cottage offers a serene lifestyle while remaining conveniently close to local amenities and attractions. This exceptional home truly combines the best of both worlds: the character of a period property with the comforts of modern living. Whether you are searching for a family home or a tranquil getaway, Clock Cottage is a remarkable choice that promises to impress.

Set on the edge of the highly sought-after village of Kirkby Malham, within the heart of the Yorkshire Dales National Park, this enchanting semi-rural cottage offers a harmonious blend of period charm and contemporary finishes. With stunning open views, flexible accommodation and a peaceful setting, Clock Cottage presents a rare opportunity to acquire a truly special home.

### Accommodation in more detail.

The living room welcomes you with exposed beams, a beautiful stone fireplace housing a multi-fuel stove, and stairs leading to the first floor, and the small cinema room / bedroom 4. These spaces are served by a smart ground floor shower room

The living-dining-kitchen is the heart of the home, designed with both style and function in mind. It includes a range of fitted units, and features a striking EVERHOT electric range, integrated dishwasher, fridge and freezer, Belfast sinks, tiled flooring, a central island with storage and Silestone worktops. French French doors open onto the Yorkshire stone flagged patio. The dining area features pew-style seating.

The utility houses the oil fired boiler, has tiled flooring, wine fridge, plumbing for laundry appliances, storage cabinets, and an atrium ceiling that floods the space with natural light.

The garden room / bedroom 3 is fitted out to include a drop-down bed and wardrobes, and features multi-fold doors opening to the courtyard. A second shower room with modern fittings, tiled flooring, and heated towel rail completes the ground floor.

The first floor landing reveals charming period details including an exposed stone wall, king truss and beams. The principle bedroom, previously two rooms, offers substantial space with fitted wardrobes, a delightful outlook, exposed beams, and a modern en-suite shower room with rain head shower. The second double bedroom enjoys natural light from a side window and a Velux window. The main bathroom includes a full-sized bath with shower over, vanity unit, heated towel rail, and tiled flooring.

Outside, the property continues to impress, boasting a beautifully presented front garden with ornamental hedges, mature shrubs, and a gated entrance, a sheltered courtyard patio with a water feature and raised beds – perfect for al fresco relaxation, private driveway parking and a double garage with remote doors, power, lighting, an EV charging point, solar panels, and a staircase to a spacious first-floor storage area. There is also an attached walk-through storage room housing the oil tank and providing access to a delightful roof garden with lawn featuring well-stocked borders, and breath-taking views of the Dales. There is a small detached former pig pen that has been converted into a relaxing studio / workspace with log storage below.

### Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through HIPLA, and we make a charge of £30.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.