

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**Tillotsons Court, Cononley**

**Price £448,500**



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## Property Images

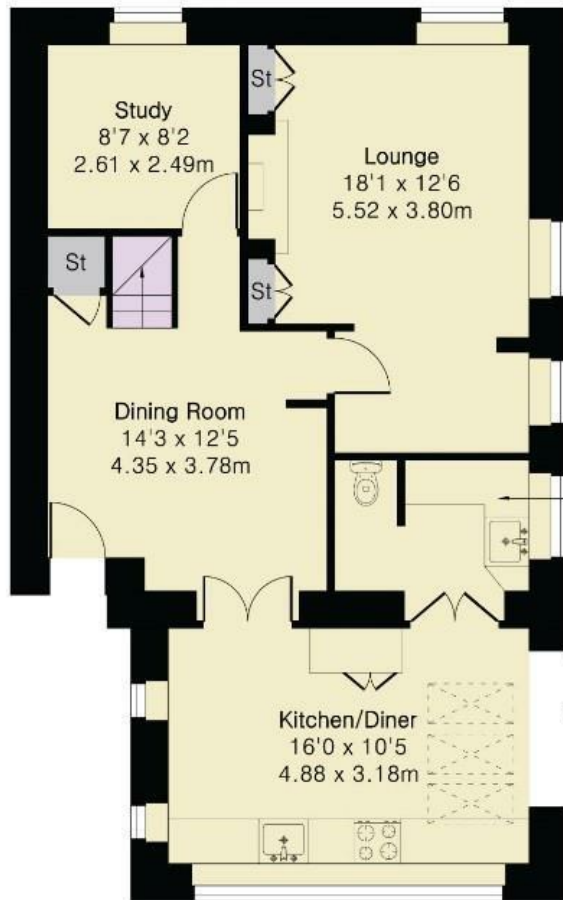


## Property Images

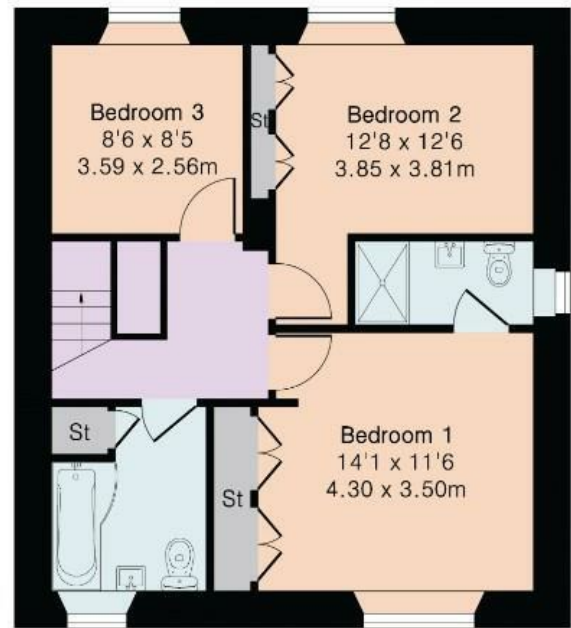


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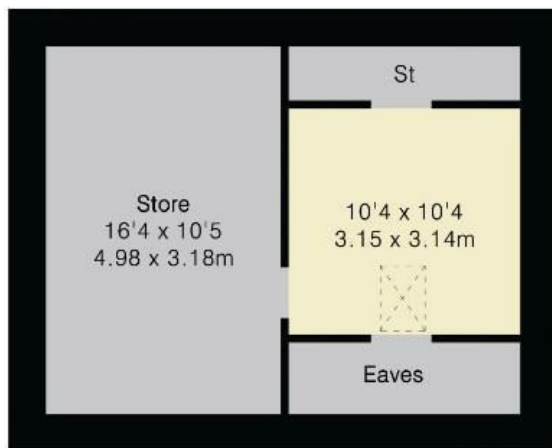
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Ground Floor



First Floor



Attic / Hobby Space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	71	83
England & Wales	EU Directive 2002/91/EC	



Set in the charming village of Cononley, Number 2 Tillotsons Court presents a delightful opportunity to acquire a superb, extended semi-detached barn conversion, tastefully decorated and designed for modern family living.

This property boasts a dining room, living-kitchen, sitting room with GAS stove-style fire, study, utility room, three well-proportioned bedrooms and two bathrooms, making it an ideal home for families or those seeking extra space.

The property is just a 4 minute walk to the train station with regular trains to Leeds, Skipton and beyond. There are 2 well regarded pubs in the village and a well stocked Village Store.

A spacious modern living-kitchen features elegant multi-fold doors leading to a manageable landscaped garden, perfect for outdoor entertaining or simply enjoying the fresh air. The kitchen is complemented by a useful utility room and cloakroom, enhancing the practicality of daily life. The separate dining room, with its own access to the rear parking area and garden, provides a lovely setting for family meals or gatherings. Additionally, a convenient home office is located just off the dining area, catering to those who work from home.

The cosy living room is a true highlight, featuring dual aspect windows that flood the space with natural light, along with a GAS stove-style fire for warmth and character. There is ample room for comfortable seating and furniture making it a perfect retreat for relaxation.

On the first floor, the principal bedroom offers built-in wardrobes and an en suite shower, providing a private sanctuary. Two additional bedrooms, one double and one good-sized single, ensure ample accommodation for family or guests. The modern house bathroom is bright and inviting, completing the upper level.

For added convenience, a drop-down timber ladder leads to a useful attic or hobby room, providing extra storage or a creative space. The property also benefits from parking for two vehicles at the rear, ensuring ease of access.

Located just off Main Street, this home is a mere 4-minute walk from the train station, offering regular direct services to Leeds, Skipton, and beyond. This barn conversion is not just a house; it is a wonderful family home in a fab location.

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

• A superbly presented & extended characterful home • Oozing charm and cosy rooms • Modern well planned living-kitchen with multi-fold doors onto garden • Utility room and ground floor WC • Dining room, sitting room with GAS stove-style fire • Home office / study • 2 double and 1 large single bedroom • House bathroom & en- suite shower room • Manageable gardens and 2 x parking bay • 4 minute walk to the train station, 2 pubs, village shop