



Cowgill Farm, Old Road, Thornton-in-Craven, North Yorkshire BD23 3TB



PROPERTY DESCRIPTION

Set in the heart of the ever popular and highly desirable village of Thornton-in-Craven, which has a very strong community spirit, this desirable semi-detached farmhouse enjoys the benefit of lovely, long distance countryside views from the rear and would be suitable for a wide range of prospective buyers. Providing nicely proportioned living space, which offers lots of character and charm, this appealing abode is strongly recommended for an early viewing.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance porch and hall, which gives access into the utility room, a very useful asset in any family home. The good sized lounge is laid with luxury vinyl flooring, has an attractive cast iron fireplace with a solid fuel open fire and French doors opening onto a delightful decked patio. The open plan dining room and breakfast kitchen is also laid with luxury vinyl flooring and has a fireplace fitted with a log burning stove in the dining room and shaker style units with solid wood work tops fitted in the kitchen, incorporating a built-in electric double oven/grill, a gas hob and integral fridge. The three double bedrooms on the first floor are all a good size, one of which takes full advantage of the fabulous long distance views at the rear, and the bathroom has a four piece white suite, including a freestanding bath and a separate shower cubicle.

FEATURES

- Appealing Semi-Detached Farmhouse
- Highly Desirable Village Location
- Long Distance Rural Views from Rear
- Nicely Proportioned Living Space
- Entrance Porch, Hall & Utility Room
- Lounge with Open Fire & French Doors
- Open Plan Dining Rm & Breakfast Kitchen
- 3 Good Sized Double Bedrooms
- 4 Pc Bathroom inc. Separate Shower
- Off Rd Parking & Gardens F S & R
- PVC Double Glazing & Gas CH
- Lots of Character & Attractive Features





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Entrance door, stone flagged floor, pvc double glazed window and electric power and light. Internal door opening into the hall.

Hall

Delph rack and under-stairs storage area, which, in turn, gives access into the utility room.

Lounge

14' 5" plus alcoves x 13' 3" plus recess (4.39m plus alcoves x 4.04m plus recess)
This nicely proportioned, inviting room is laid with luxury wood effect Vinyl flooring and has pvc double glazed French doors opening onto a decked patio. It also features an attractive period style cast iron fireplace, with an open grate for a solid fuel fire, and has a radiator and enclosed stairs leading up to the first floor.

Open Plan Dining Room & Breakfast Kitchen

Dining Room

12' 7" x 9' 2" (3.84m x 2.79m)

Also laid with luxury wood effect Vinyl flooring, which extends into the kitchen, the dining room features a fireplace, fitted with a log burning stove, set on a stone hearth, and has two pvc double glazed windows.

Breakfast Kitchen

11' 3" x 9' 0" plus recess (3.43m x 2.74m plus recess)

The nice sized kitchen is fitted with attractive, shaker style units, solid wood worktops, which extend to provide a breakfast bar, and a 'Belfast' style sink, with a mixer tap. It also has a built-in electric double oven/grill, a gas hob, with extractor hood over, an integral fridge, pvc double glazed window and display shelves.

Utility Room

7' 6" x 5' 9" (2.29m x 1.75m)

Always a very useful attribute in any home, the separate utility room has plumbing for a washing machine, a radiator, pvc double glazed window and houses the gas condensing combination central heating boiler.

First Floor

Landing

Spindled balustrade and radiator.

Bedroom One

12' 8" x 12' 0" (3.86m x 3.66m)

Having the advantage of the fabulous long distance views over the surrounding countryside from the rear, this spacious double room has two pvc double glazed windows and a radiator.

Bedroom Two

13' 2" x 11' 8" into recess (4.01m x 3.56m into recess)

Another generous double room, with a radiator and pvc double glazed window.

Bedroom Three

12' 8" x 11' 0" (3.86m x 3.35m)

Also a sizeable double room, with a radiator and a pvc double glazed window.

Bathroom

Fitted with a four piece white suite, comprising a free standing, double ended bath, with a mixer tap and hand-held shower attachment, a fully tiled shower cubicle, fitted with an electric shower, a w.c. and a wash hand basin, with drawers below. PVC double glazed window, benefitting from fabulous far reaching views.

Outside

Front, Side & Rear

Gravel covered parking area. The very pretty, cottage style front garden is planted with a variety of wild flowers and heathers and has a central pathway leading to a wrought iron gate, which gives access into the main area of the garden. The gate opens into an enclosed garden at the side of the dwelling, stocked with an array of flowering plants and having a raised flagged patio and where a summerhouse is located. A flagged path leads through this area of garden to a further gate, which opens into the area at the rear, where there is further garden, which partly flagged with flower beds and where there is also a greenhouse. There is a raised decked patio, with surrounding balustrade, directly behind the house, a tarmac covered drive/parking area, two outbuildings, one with a w.c. and the other providing useful storage space, a second decked patio, over part of which is a pergola, and a stone built outbuilding. Beyond the second decked area is a further good sized area of garden.

Directions

If entering Thornton-in-Craven on the A56, from the direction of Earby, heading towards Skipton, go past the former Thornton Hill Care Home and the left turning to Barnoldswick, go down the hill and then turn second right on to the Old Road.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.


Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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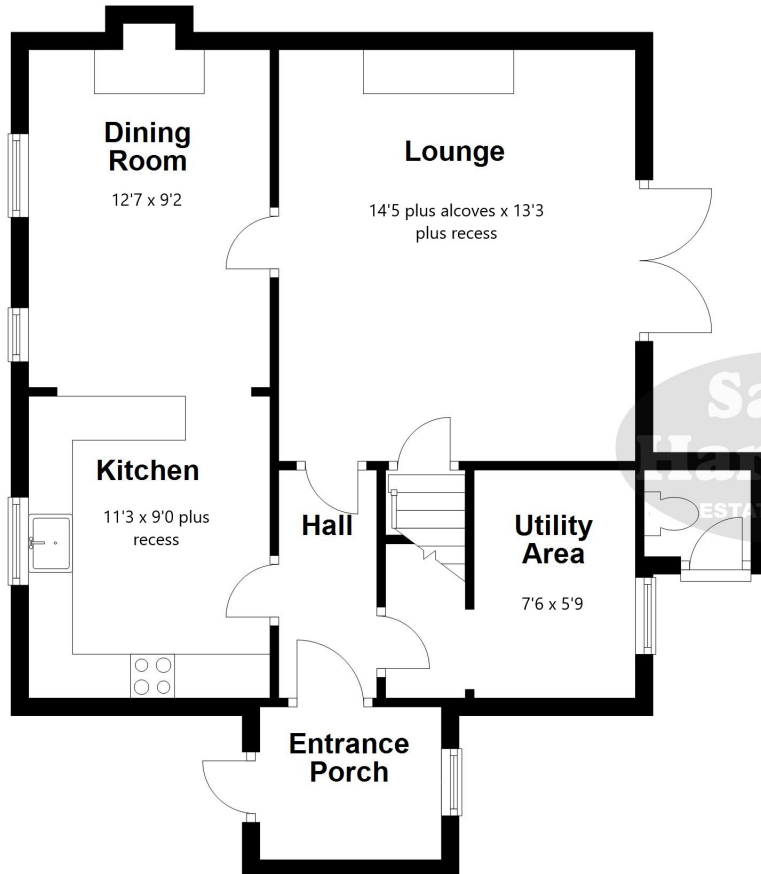


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	65	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	65	85
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

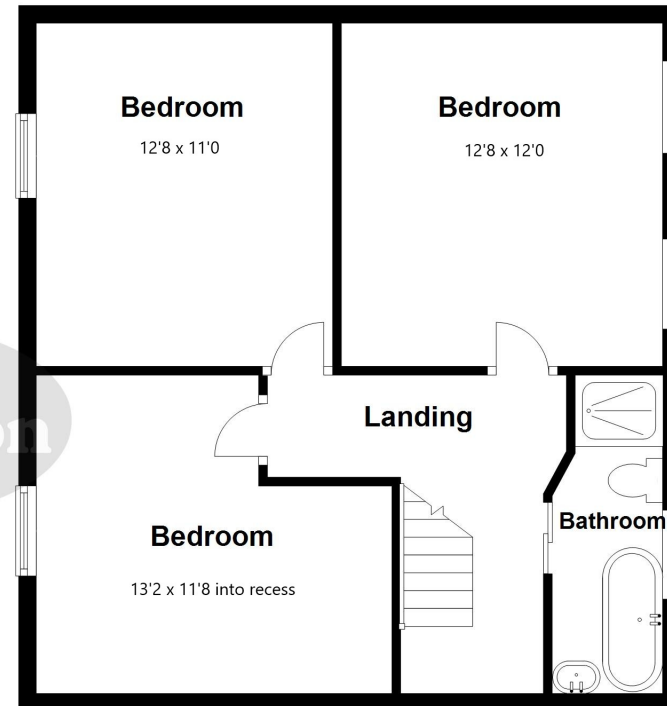
Ground Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



First Floor

Approx. 54.6 sq. metres (588.0 sq. feet)



Total area: approx. 110.7 sq. metres (1191.7 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.