

FOR SALE

£479,995 Freehold



The Mistle Stock A Close Farm, Stock A Houses, Cottingley. BD16 1RD

- Semi Detached Barn Conversion
- Gas Central Heating - Double Glazing
- 3 Reception Rooms - Breakfast Kitchen
- Downstairs W.C - En-Suite Shower Room
- Garage - Parking - Gardens
- Outstanding Views Across Valley



PROPERTY DESCRIPTION

Well presented barn conversion in a quiet location in the well regarded Cottingley area. Occupying a stunning plot having panoramic views across the valley. Boasting a wealth of character and charm. Benefiting from gas central heating and double glazing.

The property has had a new gas boiler in 2021 and was re-roofed in 2022. Briefly comprises; entrance hall, downstairs w.c, 3 reception rooms and breakfast kitchen to the ground floor. 4 bedrooms, en-suite shower room and family bathroom to the first. Outside, there is a single garage, parking and gardens to the front and rear. Viewing highly recommended to appreciate the location and character of the property on offer. Council Band E



ROOM DESCRIPTIONS

Entrance

Stable door to the front and double glazed window to the front. Stone flagged floor. Cupboard housing Ideal gas boiler which was installed in 2021

Snug

Double glazed window to the side with window seat having panoramic views across the valley. Television point, down lighters, brick fireplace and stone flagged floor.

Inner Hall

Stairs to the first floor. Radiator and down lighters. Under stairs cupboard having plumbing for washing machine.

Lounge

Double glazed windows to the front and side with panoramic views across the valley. Down lighters, window seat and cast iron stove set on a brick hearth and surround. Exposed stone feature wall. Radiator.

Dining Room

Double glazed window to the rear & radiator. Exposed floor boards exposed beams. Down lighters.

Breakfast Kitchen

Traditional range of oak shaker style base and wall units having a granite work surface over. Belfast sink with mixer tap. Under cupboard lighting and down lighters,. Range style gas cooker which is available via separate negotiation. Stone flagged floor. Double glazed window to rear and stable door out into rear garden. Integral dishwasher & integral fridge

Downstairs W.C

2 piece suite in white with pedestal wash hand basin & low level w.c. Radiator, tiled floor tiled splash back & extractor fan.

First Floor.

Landing

Velux window and radiator

Master Bedroom

Double glazed window to the rear and radiator.

En-Suite Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle having a mains operated shower. Part tiled walls and extractor

Bedroom 2

Double glazed window to the rear, radiator and exposed stone feature wall

Bedroom 3

Double glazed window to the side with panoramic views across the valley. Radiator and down lighters. Please note there is limited head room in part of the bedroom

Bedroom 4

Velux window and radiator. Access to boarded loft space via retractable ladder

Family Bathroom

3 piece suite in white comprising of free standing claw footed bath, pedestal wash hand basin and low level w.c. Step in shower cubicle having a mains operated shower. Part tiled walls, exposed floor boards, radiator and Velux window.,

Outside

To the front it is mainly laid to lawn having flower, tree and shrub borders. Paved walkways, patio area and stone boundaries.

To the rear, there is a large patio area and a lawned area. Paved walkways and stone boundaries. Shrub and tree borders.

Single garage having an up and over door having power, light and water

Agent's Notes

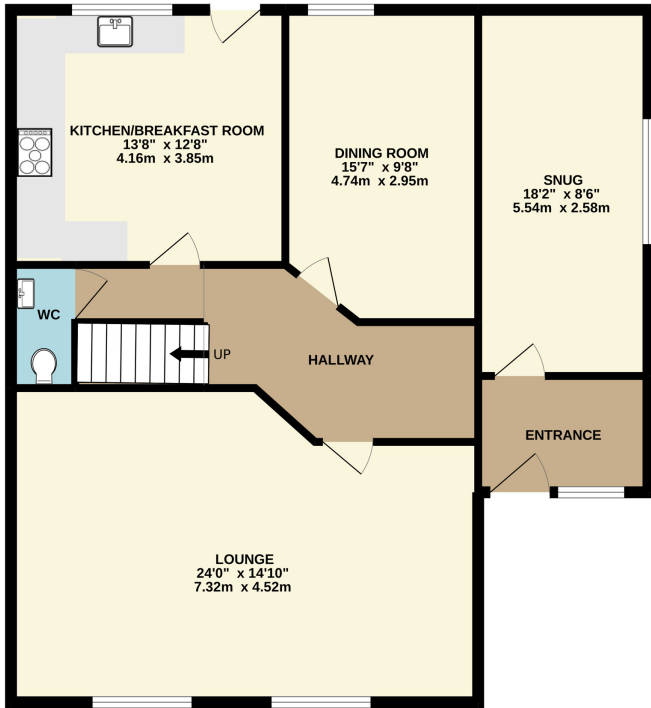
We are informed by the Seller that there is a Septic Tank which serves 3 properties. It was last emptied in June 2022 and is approx. £60 per property to empty this.



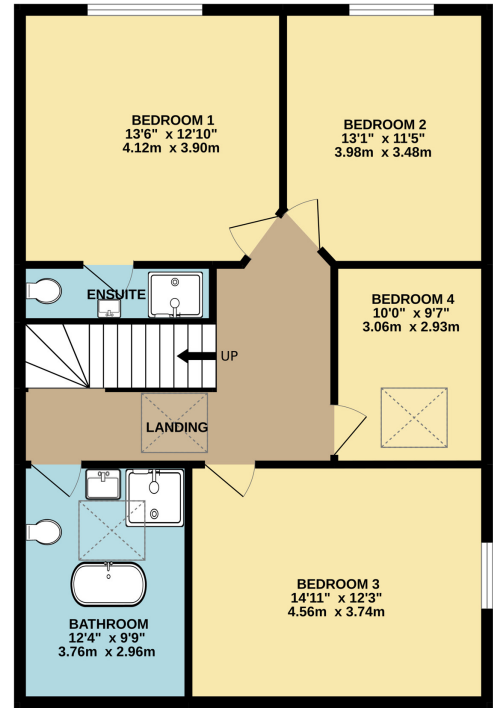
FLOORPLAN & EPC



GROUND FLOOR
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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