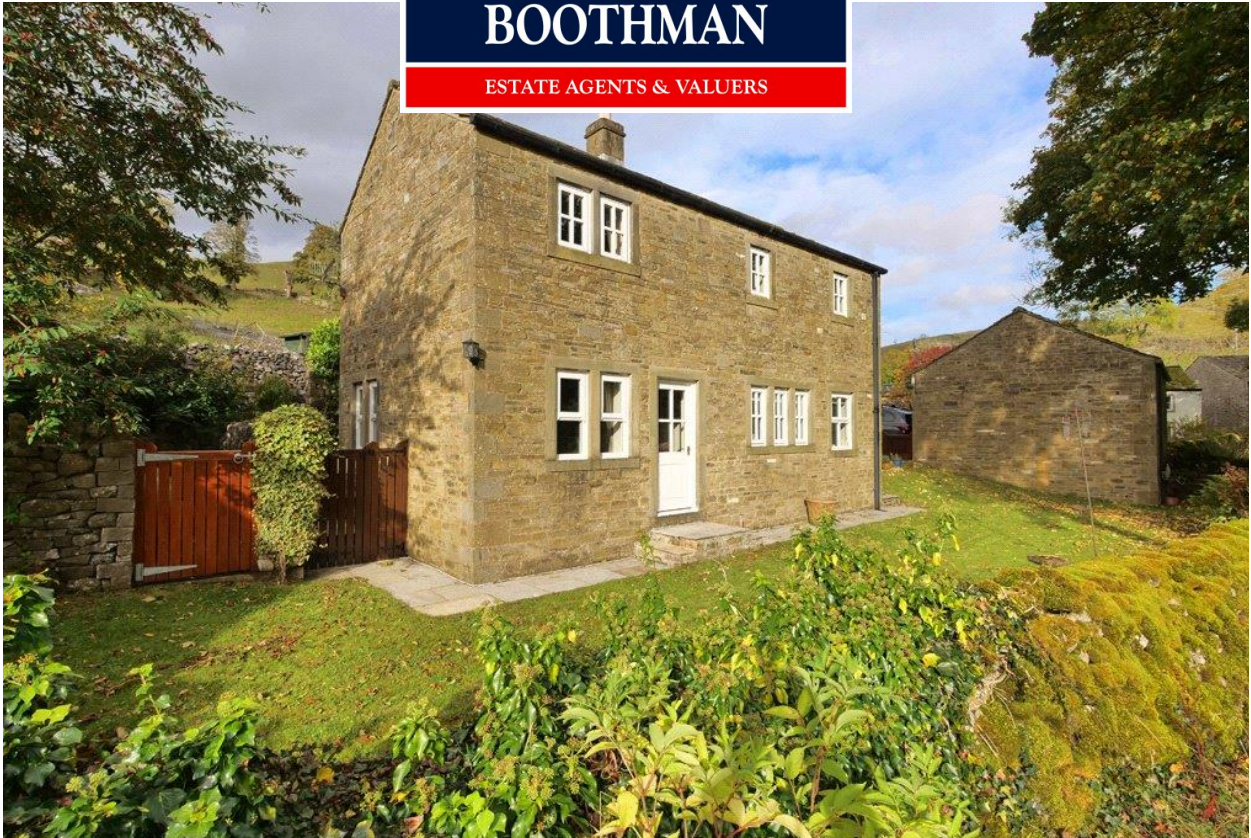


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



Autumn Cottage, Kettlewell BD23 5RL  
Asking Price: £425,000



+ 2



+ 1



- NO ONWARD CHAIN
- Detached stone-built cottage
- Private driveway and garaging
- Rural location
- Well-presented throughout

A rare and exciting opportunity to purchase a modern stone built detached home standing in a delightful position within this picturesque Yorkshire Dales village including attractive lawned gardens enclosed by stone boundary walls together with a private driveway leading to a stone built single garage.



Beautifully constructed in random reclaimed stonework by the highly regarded local developer R N Wooler & Co. Limited circa 2006, this truly outstanding property offers modern, easy to manage accommodation equipped with an efficient Calor gas fired boiler providing 'zoned' central heating together with sealed unit double glazing and high quality fixtures and fittings. To the ground floor there is a modern fitted dining kitchen, an inner hallway, a ground floor cloak room/WC and a sitting room with solid fuel stove set into a superb exposed stone feature fireplace. To the first floor there are two well planned bedrooms, a further useful study/nursery and a bathroom with three piece suite including mixer shower over the bath.

The delightful enclosed gardens offer a particularly appealing feature, overlooking a small croft with mature trees and with the peaceful sound of the nearby village beck adding a further sense of tranquillity. There is a footpath at the bottom of the garden leading directly down into the main village with its range of pubs and other amenities.

Kettlewell is a small rural village community nestled in the heart of the Yorkshire Dales National Park only six miles north of Grassington and alongside the beautiful River Wharfe. The name 'Kettlewell' comes from the word 'Chetelewelle' which means a bubbling spring or stream. Being situated in the Yorkshire Dales National Park, the village has remained mostly unchanged for many years and offers the evocative and nostalgic Dales village feel of stepping back into a charming bygone era. The village is renowned for its annual Scarecrow Festival and is also associated with the popular 'Calendar Girls' story. More recently, the village was also used as location for filming the TV series of James Herriot's 'All Creatures Great & Small'.

The village benefits from a range of amenities including a primary school together with a choice of places to eat and drink. The surrounding fells and scenery offer a terrific landscape for walking, cycling and other



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outdoor pursuits whilst also being listed as a 'S.S.S.I.' (Site of Special Scientific Interest) for their interesting geological features.

The nearby town of Skipton is only circa fifteen miles away to the south whilst the village of Threshfield is only circa 10 minutes drive away in the same direction and benefits from a superb SPAR mini-supermarket/off-licence, open from 7am to 10pm seven days a week being well stocked with an extensive range of grocery products whilst also including a petrol filling station, in-store bakery and a high class butchers offering an excellent range of award winning meat, pies and barbecue products.

Strongly recommended for inspection the accommodation comprises in further detail:

## GROUND FLOOR

### DINING KITCHEN

16'10" x 9'5" Superbly appointed with a range of fitted wall and base units incorporating laminate worktop surfaces. Stainless steel sink and drainer unit. Built-in twin cavity electric oven. Four ring Calor gas hob. Integrated dishwasher. Integrated washer/dryer. Free standing fridge/freezer. Sealed unit double glazed windows to the side and rear. Sealed unit double glazed side entrance door. Central heating radiator. Recessed ceiling spotlights. Please note that the feature pendant light fitting shown in the photos is not included in the sale.

### INNER HALLWAY

With stairs leading off to the first floor. Fitted cupboards.

### CLOAK ROOM/WC

Well equipped with a two piece suite comprising low suite WC together with a pedestal hand wash basin. Sealed unit double glazed window. Recessed ceiling spotlights. Central heating radiator.

### LIVING ROOM

16' x 12'11" Equipped with a multi-fuel stove set within a superb feature exposed stone fireplace and hearth. Three wall light points. Sealed unit double glazed windows to the rear and side enjoying delightful views. Two central heating radiators. Sealed unit double glazed door leading to the rear garden.

## FIRST FLOOR

### LANDING

With spindled balustrade. Sealed unit double glazed window enjoying views towards fields. Loft hatch. Airing cupboard housing the hot water cylinder.

#### BEDROOM ONE

16' x 13' (both maximum) Enjoying a delightful dual aspect with sealed unit double glazed window to front and rear. Two central heating radiators.

#### BEDROOM TWO

10'8" x 9'4" With sealed unit double glazed windows also enjoying a dual aspect. Central heating radiator.

#### STUDY/NURSERY

9'4" x 5'9" With sealed unit double glazed window. Central heating radiator.

#### BATHROOM

Equipped with a modern three piece suite comprising low suite WC, pedestal hand wash basin and a panelled bath with chrome mixer shower over. Full wall tiling. Towel radiator. Sealed unit double glazed window. Extractor fan. Recessed ceiling spotlights.

#### OUTSIDE

The property benefits from a:

#### PRIVATE DRIVEWAY

Leading to the:

#### STONE BUILT SINGLE GARAGE

17'9" x 10'11" With remote controlled up and over door. Power and water. Sealed unit double glazed window to the rear.

The property stands in delightful lawned gardens extending to three sides including stone flagged pathways and attractive stone boundary walling. Gated access to a footpath at the bottom of the garden leading directly down into the village. Delightful views towards a croft with mature trees. The property also includes an adjoining:

#### EXTERNAL STORE/BOILER ROOM

7'1" x 2'10" Housing the Worcester Calor gas fired central heating boiler. Light and power. Sealed unit double glazed window.

The gardens also include the concealed Calor gas storage tank.

**SERVICES** All mains services are installed with the exception of mains gas. The property has a private Calor gas tank powering a Worcester Greenstar boiler providing central heating. Council tax : Band E.

#### DIRECTIONS

On entering the village from the south, keep to the right and then turn left at the second t-junction heading up Scabbard Gate, passing the Kings Head on the left. Keep going up the hill with the beck on the left, all the way up to the top and then turn left over a hump back bridge. The road then loops back down towards

the village and the property can be found on the left hand side opposite an elevated bungalow on the right hand side. There are two garages just before the house, also on the left. The garage and driveway for Autumn Cottage is the one on the right hand side, nearest the property.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan 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 the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: SBS241024

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

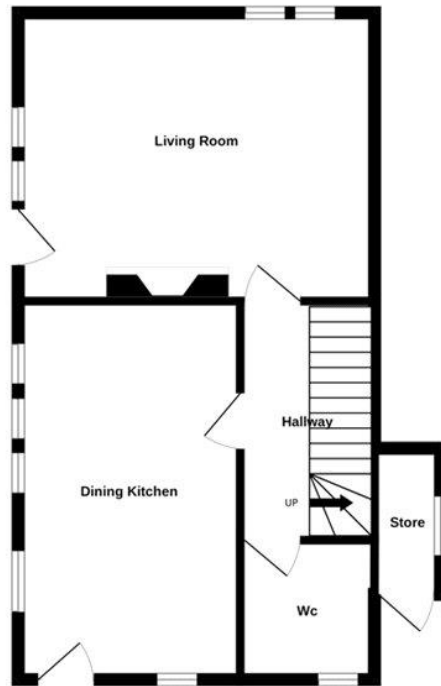




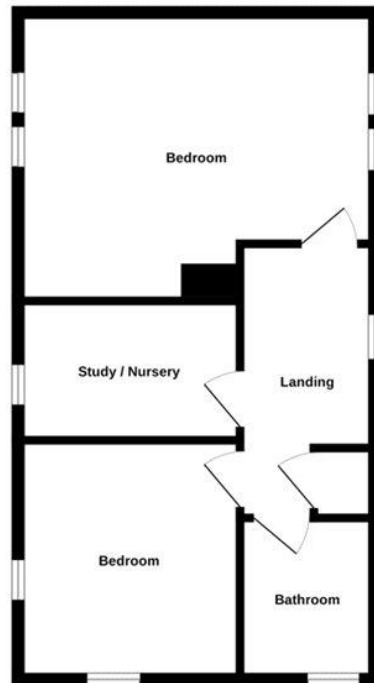




GROUND FLOOR



1ST FLOOR



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 performance certificate (EPC)

Autumn Cottage Kettlewell SKIPTON BD23 5RL	Energy rating <b>D</b>	Valid until: <b>17 October 2034</b>
		Certificate number: <b>4534-1020-5409-0828-3296</b>

Property type	Detached house
Total floor area	91 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.