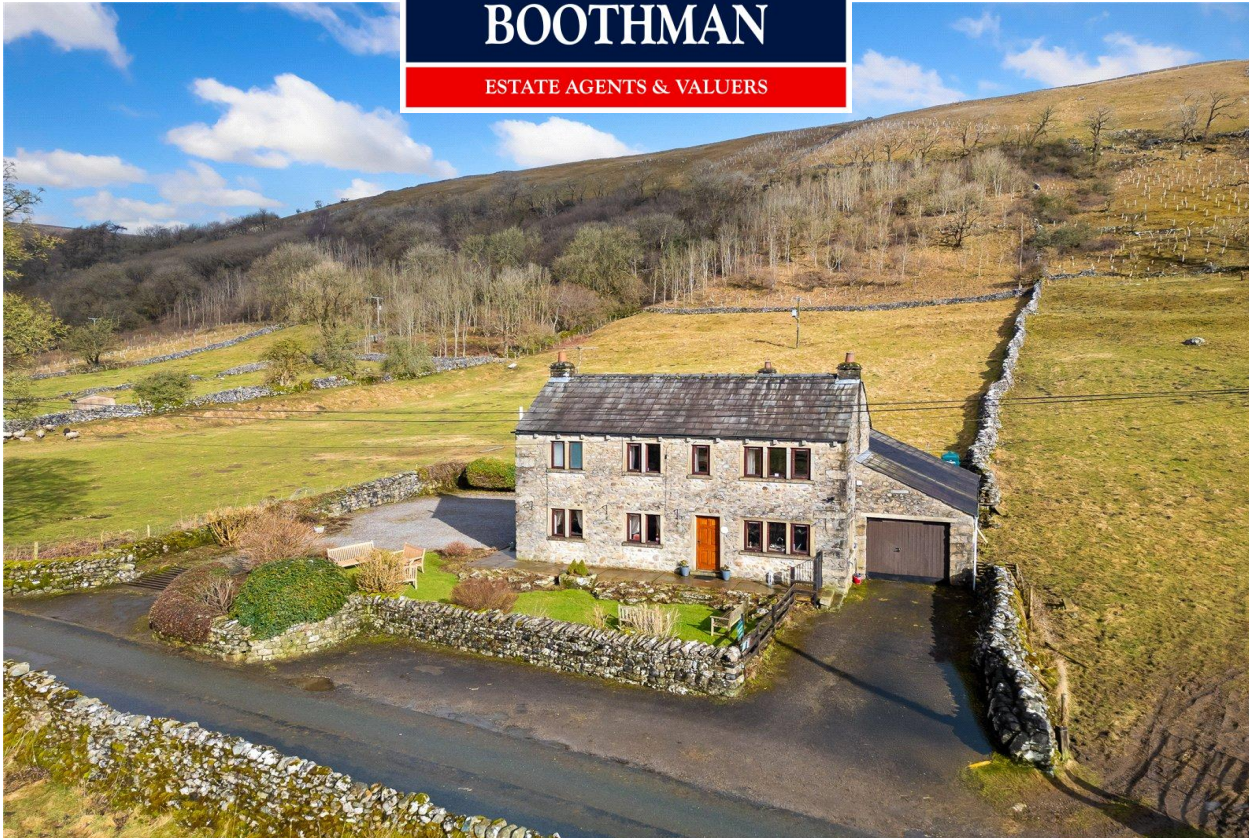


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



Littondale Cottage, Litton BD23 5QH  
Asking Price: £950,000



+ 6



+ 6



- Stunning rural location
- Six double bedrooms with ensembles
- Private parking and garaging
- No onward chain
- Successful holiday let
- Land available by separate negotiation

Littondale Cottage is a well-presented and spacious six-bedroom stone-built detached home set in this stunning rural location in the Yorkshire Dales with open countryside surrounding the property.





The property has been used as a very successful holiday let over the years and would be suitable for buyers looking for a higher-end investment opportunity.

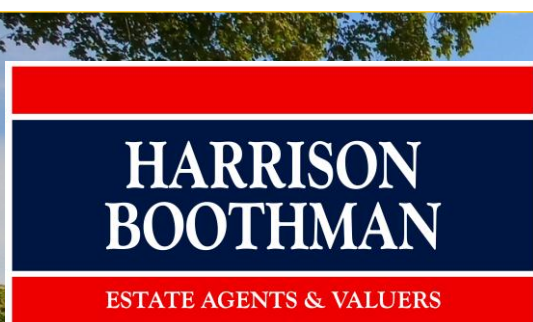
Having stone-mullioned hardwood sealed unit double glazed windows, oil fired central heating and high quality fixtures and fittings throughout the property comprises briefly:

A living room with a feature stone fireplace, an entrance hallway, a well-appointed kitchen with fitted wall and base units, a dining room, three good sized double bedrooms all of which have ensuite bathrooms and a utility room.

To the first floor there are three good sized double bedrooms which all have ensuite bathrooms and stunning views and a sitting room.

Externally the property sits on a deceptively large plot with gardens to the front with a private driveway leading to a single garage. To the side there is a further private driveway with parking for several vehicles, some of this space could also be changed to create more garden space. At the rear there is a small lawned garden with the oil tank. Further land is available by separate negotiation.

Litton is a picturesque village set in the heart of the Yorkshire Dales National Park with beautiful open countryside in abundance. The village has a quintessential Dales pub in 'The Queens Arms' dating back to the 17th Century, serving local traditional pub food.



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The village is situated only circa nine miles to the north of Grassington which offers an excellent variety of local amenities whilst the historic market town of Skipton known as 'The Gateway to the Dales' is circa seventeen miles away to the south.

Certainly representing a superb opportunity to purchase this spacious character home, the property comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALLWAY

Central heating radiator. Oak effect flooring. Hardwood front entrance door.

### LIVING ROOM

19' (max) x 16'1" with dual aspect stone mullioned hardwood sealed unit double glazed windows. Oak effect flooring. Central heating radiators. Wall lights. Feature stone fireplace with an electric fire and oak mantle.

### KITCHEN

16'1" x 10'3" with stone mullioned hardwood sealed unit double glazed windows with stunning long distance views. Tiled effect flooring. Modern fitted wall and base units with contrasting granite effect worktops and tiled surrounds. Plumbing for a dishwasher. Stainless steel bowl and drainer sink with a chrome hot and cold mixer tap. Range cooker with a five ring ceramic induction hob and a stainless steel extractor canopy over.

### DINING ROOM

18'9" x 14'9" with hardwood sealed unit double glazed sliding doors. Central heating radiators. Oak effect flooring. Wall lights.

### DOUBLE BEDROOM

14'9" x 10'7" with stone mullioned hardwood sealed unit double glazed windows. Central heating radiator. Fitted storage cupboard.

### ENSUITE SHOWER ROOM

Tiled effect flooring. Low suite w/c. Pedestal wash basin. Walk in shower cubicle with a tiled surround and a dual chrome thermostatic shower with a rainfall shower over. Heated towel rail. Extractor fan. LED mirror.

### DOUBLE BEDROOM

16'10" x 9'3" with hardwood sealed unit double glazed window and matching rear entrance door. Central heating radiator.

#### ENSUITE

Tiled effect flooring. Low suite w/c. Central heating radiator. Partial metro wall tiling. Pedestal wash basin with an LED mirror over. Ceramic bath. Hardwood sealed unit double glazed window.

#### REAR HALLWAY

Oak effect flooring. Back staircase access to the first floor.

#### DOUBLE BEDROOM

12'9" x 9'3" with stone mullioned hardwood sealed unit double glazed windows. Central heating radiator.

#### HOUSE BATHROOM

Tiled effect flooring. Chrome heated towel rail. Pedestal wash basin. Low suite w/c. Panelled bath with an Aqualisa electric shower over and tiled surround. Hardwood sealed unit double glazed window.

#### UTILITY ROOM

7'10" x 5'7" with a hardwood sealed unit rear entrance door. Central heating radiator. Plumbing for a washing machine and dryer. Oak effect flooring.

#### FIRST FLOOR

##### SITTING ROOM

20'1" x 18'9" with stone mullioned hardwood sealed unit double glazed windows with superb long distance views. Central heating radiators. Oak effect flooring. Access to eaves storage with a velux window and the hot water tank.

##### DOUBLE BEDROOM

15'6" (max) x 10'9" with stone mullioned hardwood sealed unit double glazed windows overlooking the fields to the rear. Central heating radiator.

##### ENSUITE SHOWER ROOM

Tiled effect flooring. Central heating radiator. Pedestal wash basin. Low suite w/c. Shower cubicle with dual thermostatic shower and rainfall shower over with a tiled surround. Extractor fan.

##### DOUBLE BEDROOM

12'8" x 10'3" with stone mullioned hardwood sealed unit double glazed windows with views to the front over the surrounding countryside and hills. Central heating radiator.

##### ENSUITE BATHROOM

Tiled effect flooring. Central heating radiator. Pedestal wash basin. Low suite w/c. Extractor fan. Panelled bath with metro tiled surround. LED mirror.

#### DOUBLE BEDROOM

16'1" x 14'9" with stone mullioned hardwood sealed unit double glazed windows with views to the front over the surrounding countryside and hills. Central heating radiator. Useful linen cupboard with shelving and a hardwood sealed unit double glazed window.

#### ENSUITE BATHROOM

Chrome heated towel rail. Low suite w/c. Pedestal wash basin. Panelled bath with Mira electric shower over and tiled surround. Tiled effect flooring. Stone mullioned hardwood sealed unit double glazed window. LED mirror.

#### EXTERNAL

To the front there is a large lawned garden with a mature shrub border and a private driveway leading to a:

#### SINGLE GARAGE

10'10" x 10'7" with power, lighting, double doors and the oil fired boiler.

To the side there is a further private driveway with parking for several vehicles, some of this space could also be changed to create more garden space. At the rear there is a small lawned garden with the oil tank.

Further land is available by separate negotiation, this land is only to be sold with the property and the vendors will not consider selling the land and not the property.

#### COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: ?

#### TENURE

The tenure for this property is Freehold.

SERVICES Mains electricity is installed. The current heating supply is oil. The water is supplied by a Spring supply. The drainage is via a septic tank shared with a neighbouring 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: JT030325

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





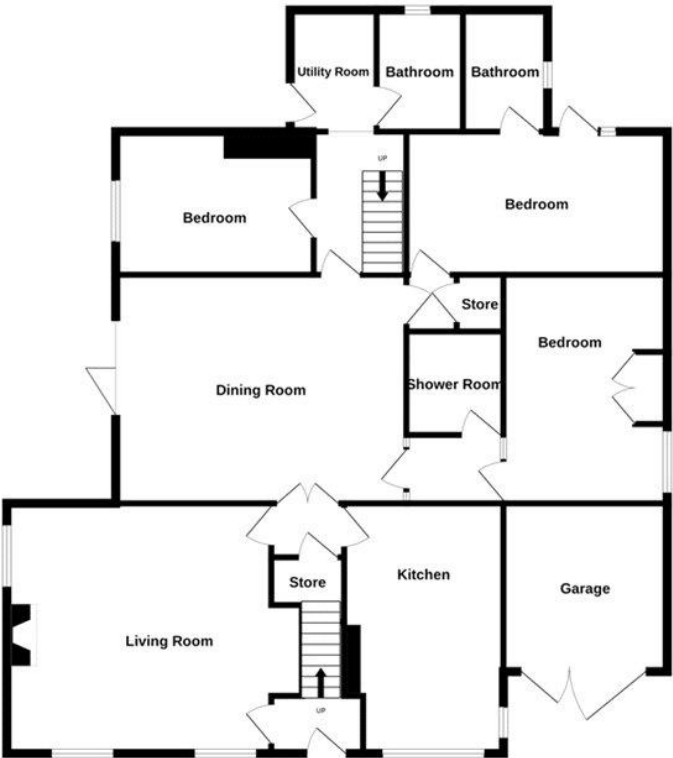




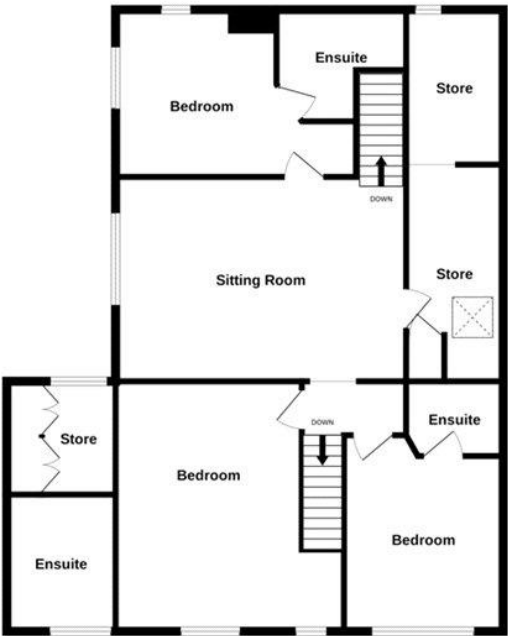




GROUND FLOOR



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)

Littondale Cottage Litton BD23 5QH	Energy rating <b>E</b>	Valid until: 25 February 2035
		Certificate number: 5035-1322-3000-0275-9222

Property type	Detached house
Total floor area	234 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 E. It has the potential to be C.

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

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

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

These particulars do not constitute an offer or contract of sale.  
Any prospective purchaser should satisfy themselves by inspection of the property.