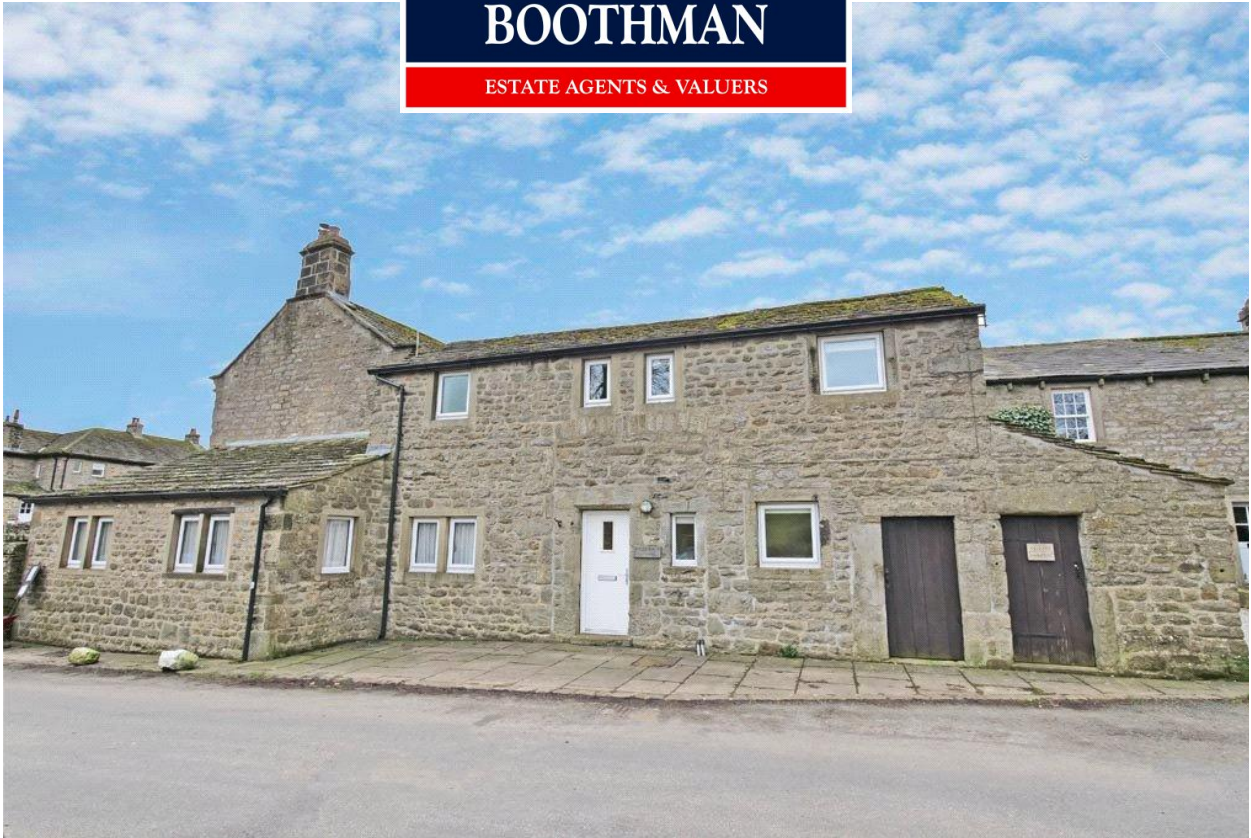


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



School House Cottage, Main Street,
Hebden, North Yorkshire BD23 5DX
Asking Price: £399,950



+ 3



+ 1



- No Forward Chain
- Private Parking
- Enclosed Patio Garden
- Yorkshire Dales National Park
- Character Features

This substantial individual semi-detached stone-built character home provides deceptively spacious family sized three bed roomed accommodation whilst being very pleasantly situated in the picturesque village of Hebden which is set amidst beautiful open countryside in the Yorkshire Dales National Park.



Including the advantage of a walled patio garden, private parking for two cars together with UPVC sealed unit double glazing, electric central heating and a host of character features the property comprises in further details:

A superbly appointed dining kitchen incorporating a range of wood fronted wall and base units with built in appliances, a dining room and a spacious living room extension leading to the wall patio garden. Whilst on the first floor a landing leads to three well planned bedrooms and a three-piece shower room including a large walk-in shower enclosure. To the front of the property is private parking for two cars and an integral store with power and light. As previously described the property also benefits from a patio walled garden providing a very pleasant sitting out area.

Ideally situated in the heart of the Yorkshire Dales National Park surrounded by beautiful open countryside, the picturesque village of Hebden stands less than two miles east of the popular town of Grassington which offers a wide range of everyday shops and other amenities. The village is served by a bus service, and the local area is renowned for its stunning scenery providing an excellent landscape for walking, cycling, fell running, horse riding, and a range of other outdoor pursuits. The local Clarendon pub hotel provides an excellent venue to eat and drink whilst the village also includes a children's park/playground and also the Old School House tea rooms for a delightful afternoon treat.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa twenty five minutes' drive away to the south, offering more extensive shopping and recreational facilities together with a railway station.



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Certainly offering a unique opportunity, School House Cottage is delightfully positioned and comprises in further detail:

GROUND FLOOR

DINING KITCHEN

14'04" x 11'09" Superbly appointed light wood fronted wall and base units with contrasting granite effect worktop surfaces having tiled surrounds. Sink and drainer unit. Built in electric oven with four ring ceramic hob and extractor over. Integrated fridge and freezer. Integrated dishwasher. Tiled flooring. Central heating radiator. UPVC sealed unit double glazing. UPVC sealed unit double glazed front entrance door.

PANTRY

Housing wall mounted electric central heating boiler. Plumbing for an automatic washing machine.

DINING ROOM

12' x 11'11" With UPVC sealed unit double glazing. Central heating radiator. Staircase leading to first floor landing. Door through to:

LIVING ROOM

19'01" x 10'01" With Triple aspect UPVC sealed unit double glazing. Two central heating radiators. Stone fireplace with Calor gas stove set on stone hearth. UPVC entrance door leading to patio garden.

FIRST FLOOR

LANDING

With spindle balustrade. Central heating radiator. Velux skylight. Exposed beams.

BEDROOM ONE

12' x 10'06" With UPVC sealed unit double glazing enjoying fine long-distance views towards the countryside. Central heating radiator. Built in wardrobe. Exposed beams.

BEDROOM TWO

9'10" x 8'11" With UPVC sealed unit double glazing enjoying fine long-distance views towards the countryside. Central heating radiator. Built in double wardrobe.

BEDROOM THREE

6'11" x 6'04" With Velux skylight. Central heating radiator.

SHOWER ROOM

Well-appointed three-piece white suite comprising low suite w/c, floating hand wash basin, large walk-in shower enclosure housing thermostatic shower. Ladder central heating radiator in chrome finish. Ceramic wall tiles and contrasting floor tiles. Extractor fan. Shaver point. UPVC sealed unit double glazing. Built in airing cupboard housing hot water cylinder.

OUTSIDE

To the front of the property is PRIVATE PARKING for two cars.

INTEGRAL STORE – with light and power.

There is an enclosed patio garden providing a very pleasant sitting out area.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Freehold.

SERVICES All mains' services are installed, with the exception of gas.

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.

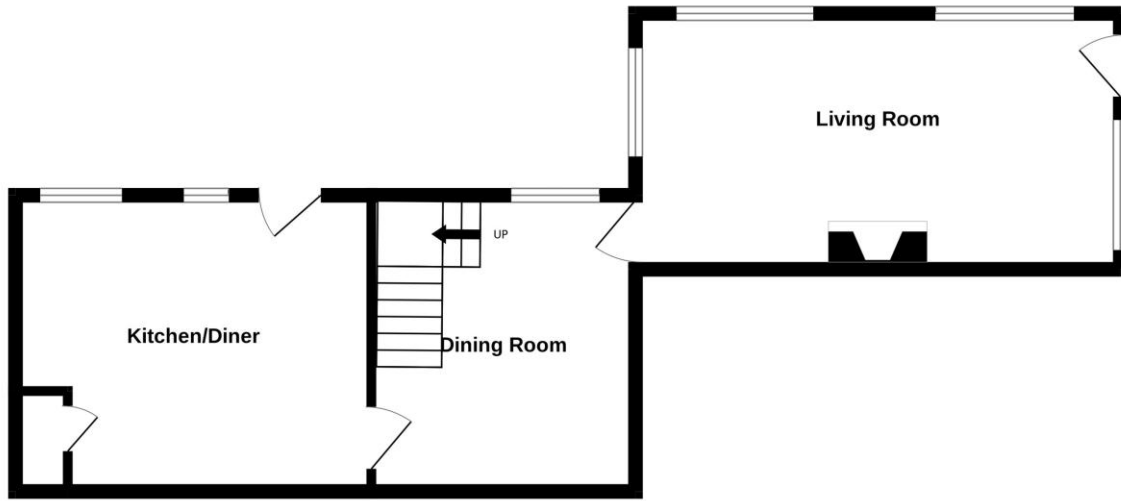
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

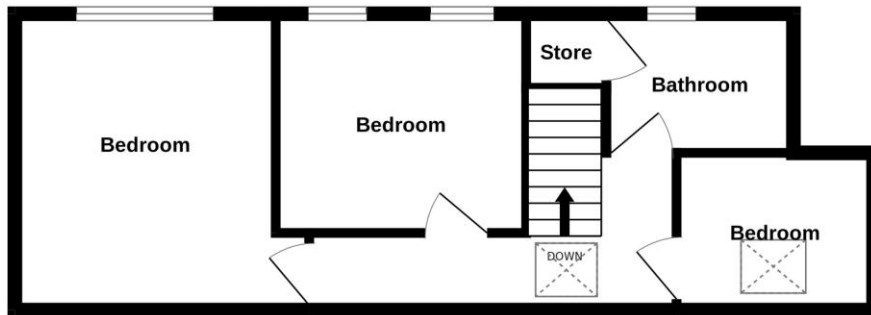




GROUND FLOOR



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)

School House Cottage Hebden SKIPTON BD23 5DX	Energy rating E	Valid until: 29 July 2035
		Certificate number: 0737-0201-5305-7070-2810

Property type	Semi-detached house
Total floor area	75 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	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.