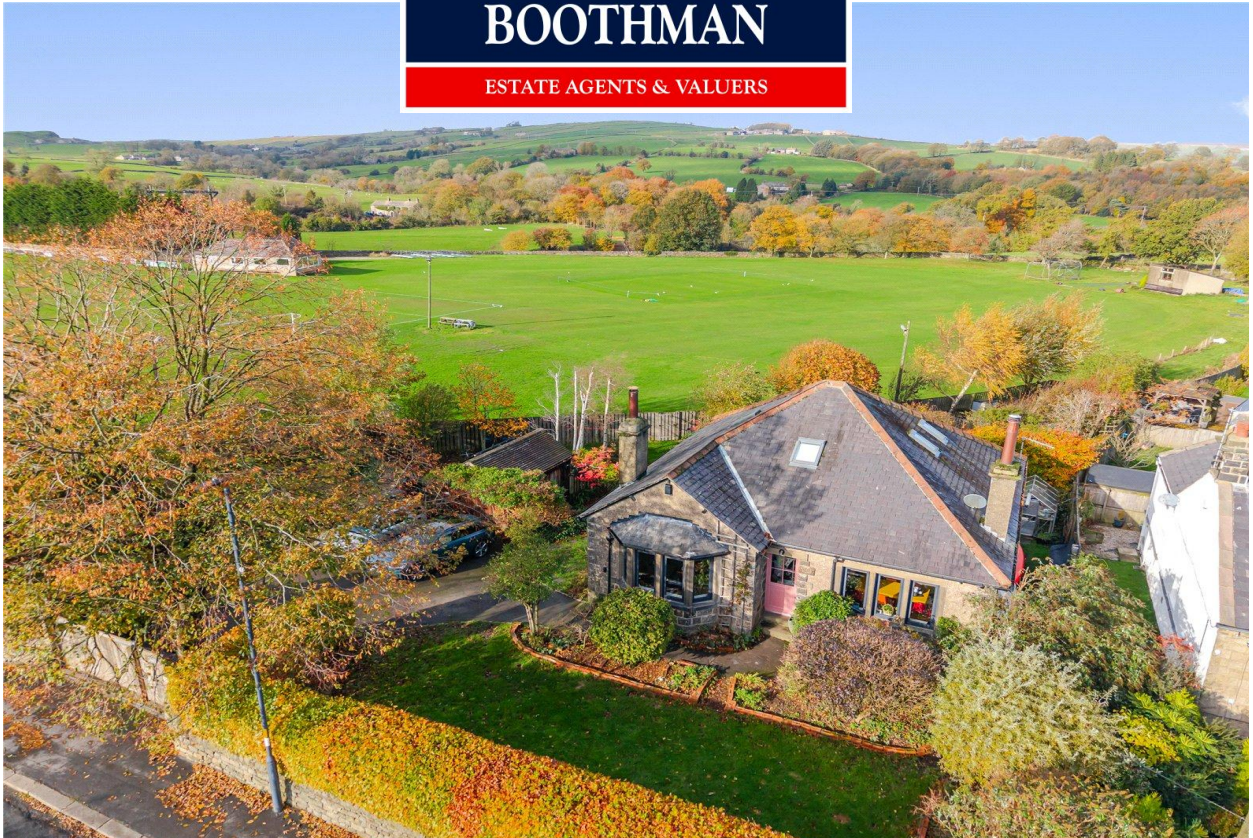


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Lyngarth, Keighley Road, Cowling
BD22 0LA
Asking Price: £450,000



+ 3



+ 1



- Extensive plot with large gardens
- Potential for further development
- Beautifully appointed living accommodation
- Stunning open countryside views
- Desirable location with great transport links close by

An extremely rare opportunity to acquire this unique three bedroomed dormer bungalow set in this extensive plot with ample potential for further development (subject to relevant permissions). The property sits in a desirable location with stunning open countryside views whilst also being a short distance from all of the local amenities.



Previously the vendors have had planning permission passed (which has now lapsed) to create a further dwelling within the gardens of the property. A new buyer could look to try and reinstate this planning or change it to suit their own needs.

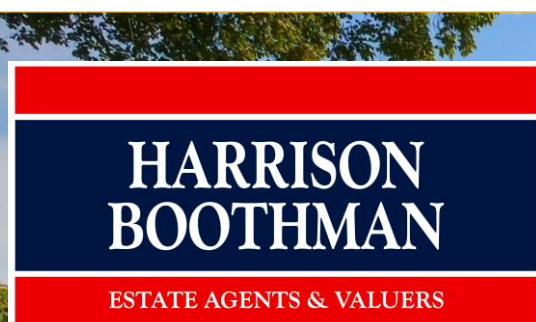
Fitted with recently installed sealed unit UPVC double glazing, gas fired central heating and high quality fixtures and fittings throughout, the property comprises briefly:

An entrance vestibule, a hallway, a sitting room with a vaulted ceiling and feature stone fireplace with a cast-iron multi-fuel stove, a superbly appointed dining kitchen with modern fitted wall and base units and ample integral appliances, two large double bedrooms, one of which has a dressing room and the house bathroom with underfloor heating and fitted with a four piece bathroom suite.

To the first floor there is a further bedroom, a large landing space which is set up for a home office and a store room.

The property has two underhouse storage/workshop areas, one of which has a utility room to the rear with underfloor heating and further access to a large store area. The other storage/workshop area has a very useful home gym/games room space.

Externally the property sits on a extensive plot with more than first meets the eye. The property is approached by electric gates which open out onto the private tarmac driveway with access to the garage and outhouse. There are large gardens that wrap around the property with lawns, planted shrub borders,



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fruit trees, a pond, a stream running through the garden and a further area where the current vendors keep chickens.

Surrounded by beautiful open countryside, the very popular rural village of Cowling is served by local amenities including a primary school, a sub post office and general store, a church and chapel, a pubic house, takeaways, a village hall, community events, sports clubs and a bus service. The larger nearby village of Crosshills provides increased everyday facilities and well respected secondary schooling whilst the towns of Skipton, Keighley, and Colne are all situated within circa 15-20 minutes travelling distance by car.

With much to commend it, the property comprises in further details below:

GROUND FLOOR

ENTRANCE VESTIBULE

Mosaic tiled floor. Wall radiator. Accoya stable door.

HALLWAY

Solid oak flooring. Recessed low voltage ceiling spotlights. Central heating wall radiators. Hardwood rear entrance door.

SITTING ROOM

15'7" (into bay) x 13'11" with solid oak flooring. Vaulted ceiling. Central heating wall radiator. Bay window with stone mullioned UPVC double glazed windows having stunning views up to the Salt and Pepper Pots. Stone fireplace with a cast iron multi-fuel stove.

DINING KITCHEN

18'4" x 14' with a vaulted ceiling. Stone mullioned UPVC double glazed windows. Solid oak flooring. Central heating radiators. Stone fireplace with feature 'Cristal' multi-fuel stove. Modern fitted wall and base units with contrasting granite worktops. Integral fridge and freezer. Integral dishwasher. Zanussi five ring gas hob with a concealed extractor over. Plinth heater. Inset stainless steel one and a half bowl sink and drainer grooves into the worktop with a matte black mixer tap. Recessed low voltage ceiling spotlights.

MASTER BEDROOM

13'11" x 10'10" with solid oak flooring. Stone mullioned UPVC double glazed windows. Central heating radiators. Electric wall radiator. Vaulted ceiling. Large walk in dressing room with potential to convert to create an ensuite.

BEDROOM TWO

13'11" x 8'10" with solid oak flooring. Stone mullioned UPVC double glazed windows. Central heating radiator. Recessed low voltage ceiling spotlights.

HOUSE BATHROOM

Partial wall tiling and contrasting tiled flooring with underfloor heating. Low suite w/c. Tiled bath. Central heating radiator. Sealed unit UPVC double glazed windows. Vanity wash basin with an LED mirror over. Storage cabinets. Large walk in shower with chrome thermostatic shower and a rainfall shower over.

FIRST FLOOR

LANDING

Velux windows with superb open countryside views. Currently used as an office space. Electric radiator. Access to eaves storage.

BEDROOM THREE

8'10" x 7'9" with electric radiator. Velux window.

USEFUL STORE ROOM

8'4" x 4'10" with a velux window.

LOWER GROUND FLOOR

CELLAR

12' x 10'10" with a sink, window, electric radiator, tiled flooring, hardwood front entrance door and a fitted laminate worktop. Open to:

UTILITY ROOM

13'5" x 4'2" with underfloor heating. Plumbing for two washing machines and space for a dryer. Fitted wall and base units. Access into further underhouse storage with the hot water cylinder and the Ideal wall mounted gas fired combination boiler.

FURTHER WORKSHOP AREA

13'10" x 10'10" with power, lighting, window and a hardwood entrance door.

GYM/GAMES ROOM

17'7" x 6'5" (both maximum and with reduced head height) with a chrome heated towel rail and offering a versatile useful space.

OUTSIDE

There is a large extensive plot which is approached by timber electric gates leading to the private tarmac driveway with parking for several vehicles. The property has gardens which wrap around with spacious

lawns with planted shrub borders, fruit trees, a stream, a pond to the rear of the house with a water feature and a useful outhouse. There is a garage which has power and an alarm system in place.

Within the plot the vendors have previously had planning permission passed for a new build dormer bungalow with a newly built garage. Subject to relevant permissions buyers could look to reinstate the planning once the property is purchased or they could even look to change this to suit their needs.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

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.

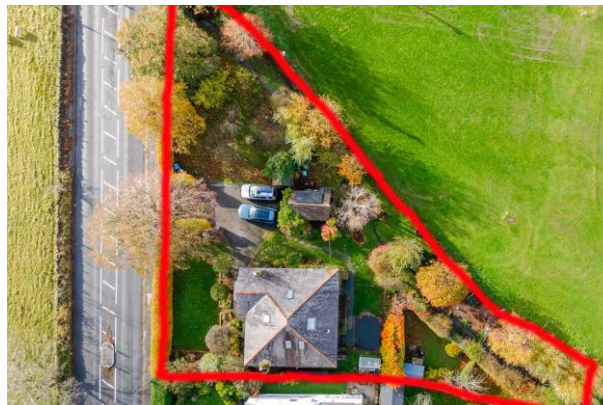
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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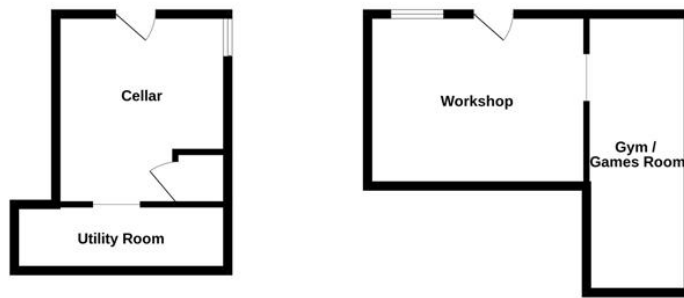
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



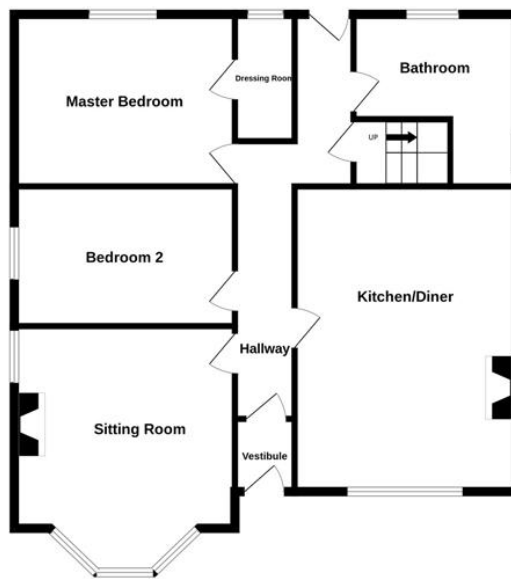




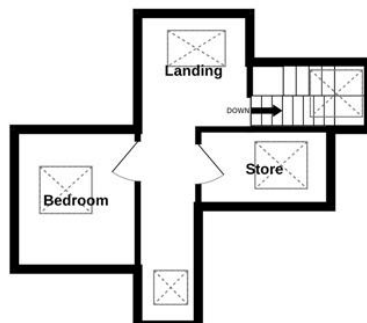
BASEMENT



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