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DAVID HILL



Peat Gill Cottage Moorside Cononley BD20 8PD

SUBJECT TO AGRICULTURAL OCCUPANCY RESTRICTION

An attractive detached two bedroom bungalow with parking and gardens together with approximately 4.65 acres of adjoining land.

Relatively remote, elevated, rural position with fabulous views overlooking the Aire Valley.

Guide Price £325,000

Peat Gill Cottage Moorside Cononley BD20 8PD

• Cononley 1.5 miles • Skipton 3.5 miles • Keighley 9 miles • Colne (M65) 9 miles • Bradford 18 miles •

Location

Peat Gill Cottage is situated within open countryside in an elevated position about 1.5 miles to the west of Cononley. The popular village of Cononley lies within the Aire Valley adjacent to the River Aire with amenities which include a post office/village store, a primary school, two inns and a village institute. Cononley also has a railway station with regular services to Skipton, Bradford and Leeds and enjoys good links by road. A much wider range of services can be found in the nearby busy market town of Skipton including shops, a market operating four days a week, a well equipped leisure centre with swimming pool and highly regarded secondary schools at Skipton Girls High and Ermysted's Grammar.

Description

Peat Gill Cottage enjoys a relatively remote elevated rural position on Cononley Moorside, accessed via a shared private track from Stockshott Lane.

This very pleasant detached stone built bungalow with uPVC double glazing and oil central heating throughout offers well planned accommodation briefly comprising the following;

Entrance hall leading through to utility area with oil boiler and external rear door. Dining kitchen with a range of fitted base and wall units, laminate work surfaces, electric hob and oven with filter hood over. Plumbing for washing machine. Living room with wood burning stove set in a feature opening with stone hearth. Bathroom with low level W.C., bidet, pedestal wash basin and corner shower with electric shower unit. Two double bedrooms.

Outside

Outside there is space for private parking and generous gardens to two sides with the property enjoying fabulous long distance views over the surrounding open countryside and Aire Valley beyond.

There is a useful pasture incorporating some tree planting extending in total to about 4.65 acres which provides a delightful outlook from the bungalow.

Agricultural Occupancy Restriction

Occupation of the property is restricted by Craven District Council to:

Persons employed or last employed in agriculture or forestry including a widow or widower of such a person.

Tenure

Freehold

Services

Shared borehole water, septic tank drainage, mains electricity. Oil central heating. uPVC double glazing.

Energy Rating

Awaited

Council Tax

Band C - Craven District Council

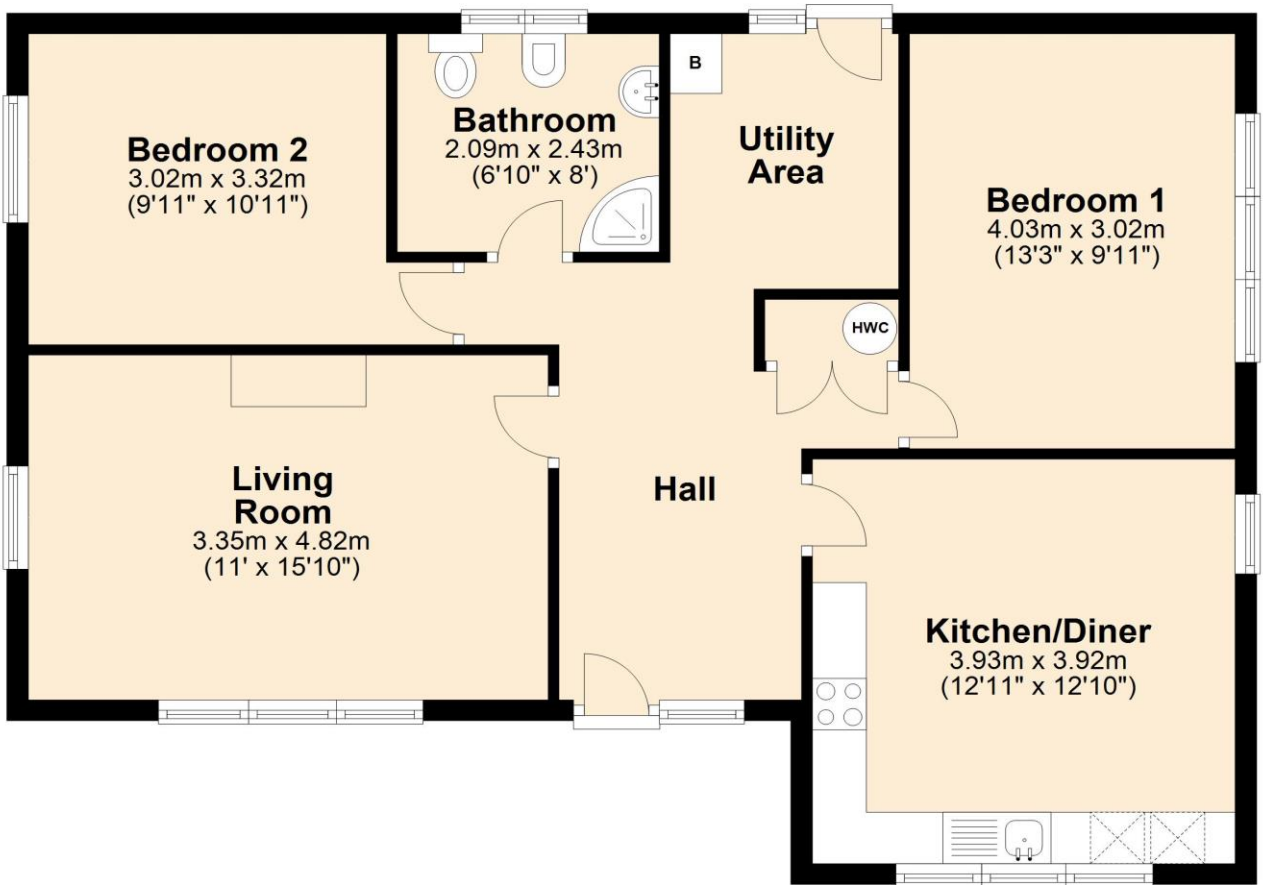
Directions

From Skipton head south on Keighley Road (A6131) turning right at the traffic lights to Carleton. Continue past the crematorium bearing left onto Pale Lane and continue for about 1 mile turning right onto Stockshott Lane signed Lothersdale. Continue for 1 mile before turning right onto the concrete surfaced lane entrance which becomes an unmade farm track. Follow the track up for about 500 metres past the farm building and cottages, over the cattle grid where the bungalow can be found on the right. A David Hill for sale sign has been erected.



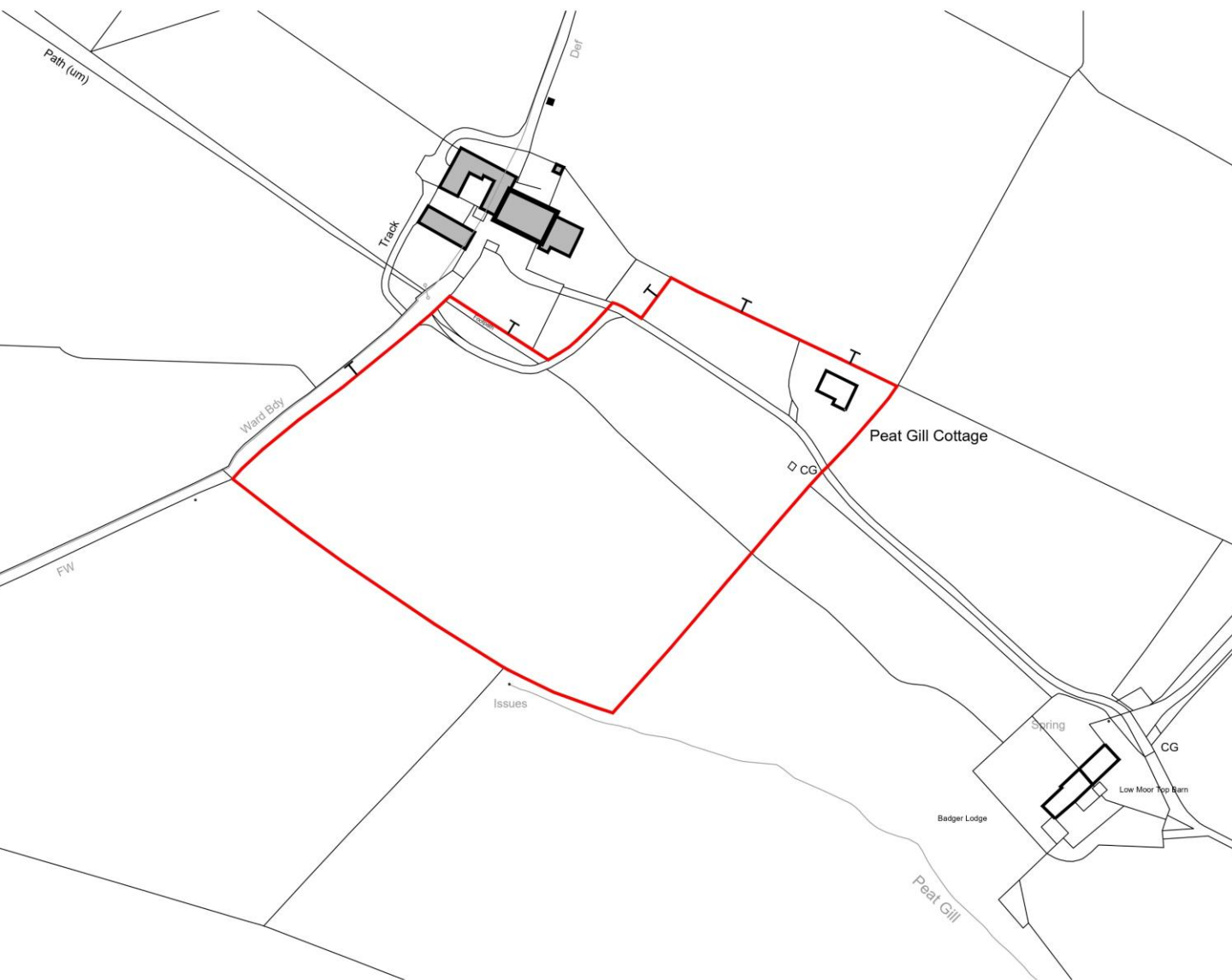
Ground Floor

Approx. 78.6 sq. metres (845.6 sq. feet)



Total area: approx. 78.6 sq. metres (845.6 sq. feet)





The New Ship, Mill Bridge, Skipton, BD23 1NJ

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