



Guide Price £247,500

- Two double bedrooms plus hobby room
- Ideal holiday home
- Superb location
- Communal courtyard
- Close to historic market town
- Good transport links close by
- Green spaces close by

Lychgate Cottage, 22 Church Street, Giggleswick, Settle, BD24 0BE

A charming traditional cottage enjoying a delightful setting in the centre of the village. Deceptively spacious accommodation with many character features and a quirky layout – This property should appeal to a range of purchasers.

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Lancaster 27 miles, Skipton 16 miles, Leeds 44 miles (all distances approximate)

General remarks

This property offers a great deal of charm and character and is likely to impress the discerning buyer. The quirky internal layout offers surprisingly spacious accommodation that has an element of flexibility.

Briefly comprising; spacious living room with feature stone fireplace housing a multi-fuel stove and stairs off to split-levels. To the rear of the property is a modern breakfast kitchen fitted with a range of base and wall cupboard units in cream with solid oak work surfaces, gas hob with stainless steel oven below and glass and stainless steel canopy over. There is a useful breakfast bar along with integrated appliances. Stairs from the kitchen lead to a first floor double bedroom. A second staircase from the living room leads to a further double bedroom and house bathroom comprising:- bath with thermostatic shower and screen over, pedestal wash basin with tiled splashback and wc. To the second floor is a useful attic/hobby room with Velux windows and ample eaves storage. The property benefits from gas fired central heating and double-glazed windows.

Externally to the front street parking is available, to the rear is a pleasant courtyard garden with shared usage (land unadopted).

This impressive home is likely to offer wide market appeal, either as a permanent residence or as a holiday home.

The picturesque Dales village of Giggleswick has its own village Church, two public houses, primary school and Giggleswick Public School. There are two local railway stations, both are within approximately 15 minutes walk from the property and which offer connections to the business centres of West Yorkshire and East Coast Line in addition to Lancaster and the main West coast line. The neighbouring market town of Settle offers a wide range of facilities and amenities including a bustling market place with a 'Tuesday' market, railway station on the famous Settle to Carlisle line, schools including primary and high school/college. Settle also has a medical centre, swimming pool, gym, library and golf club and other sports facilities. There are also cafes, pubs, restaurants, shops and a post office.

Directions

Leaving the town of Settle via Church Street towards Giggleswick proceed over the river bridge and past Settle College on the left. On reaching the brow of the hill turn left down Belle Hill to the 'T' junction at the bottom. Turn right and the property will be seen on the right. Just before the entrance to the Church grounds.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band NA

Tenure, Services & Parking

- Freehold. The property is located within a conservation area.
- Mains electricity, gas, drainage and water are installed. Domestic heating is from a gas fired boiler.
- No allocated parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-flood-risks)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

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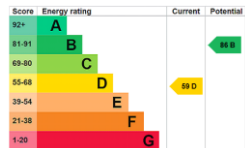
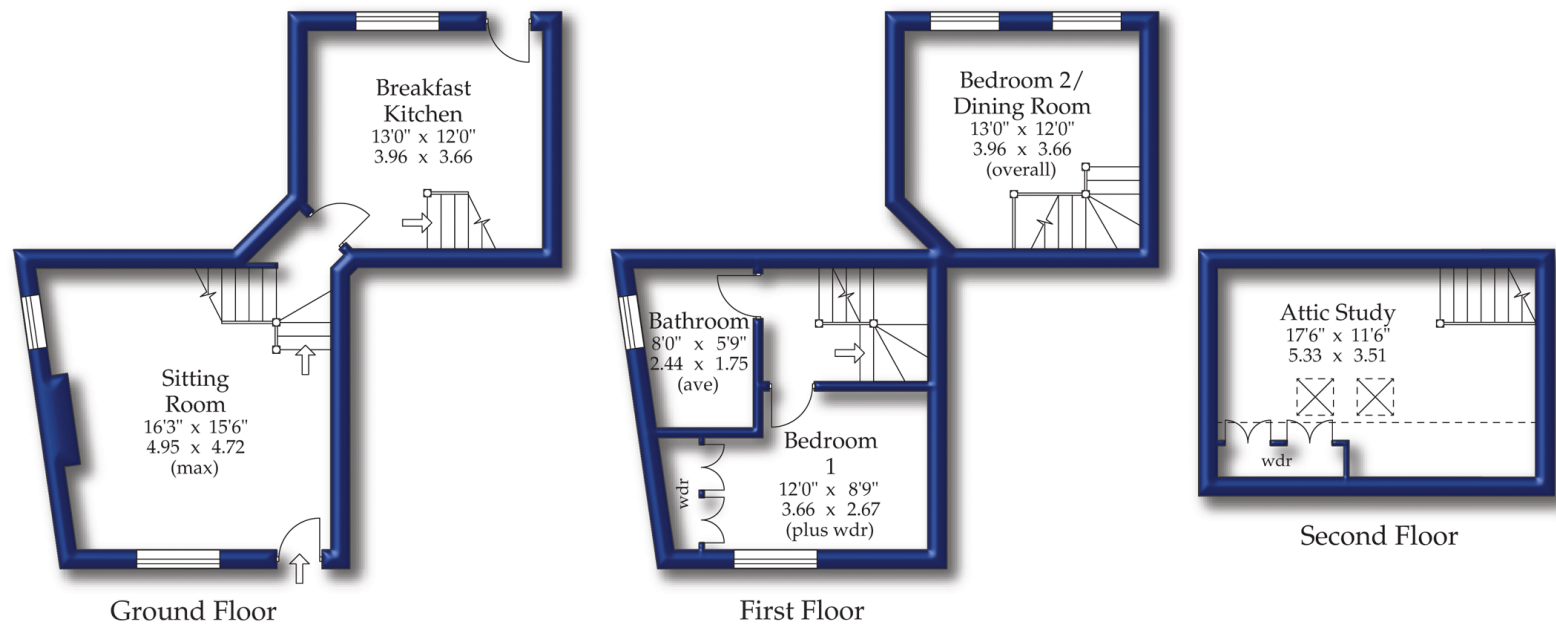
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Floorplans



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