



Green Bank, Gill Lane, Cowling, BD22 0DF

This detached five bedroom family home located in the popular village of Cowling, which has been extended over time, offers excellent sized accommodation throughout, ample parking, stunning long distance views and the unique addition of 'The Dog & Tache' set within the landscaped rear garden.

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Green Bank, Gill Lane, Cowling, North Yorkshire, BD22 0DF

Ilkley 13 miles, Skipton 8 miles, Leeds 26 miles (all distances approximate)

Guide Price: £595,000

- Detached family home
- Five bedrooms
- Ample off street parking
- Very well presented throughout
- Quiet village location
- Unique inclusion of a Garden Room currently configured as a pub
- Stunning long distance views
- Enclosed private rear garden



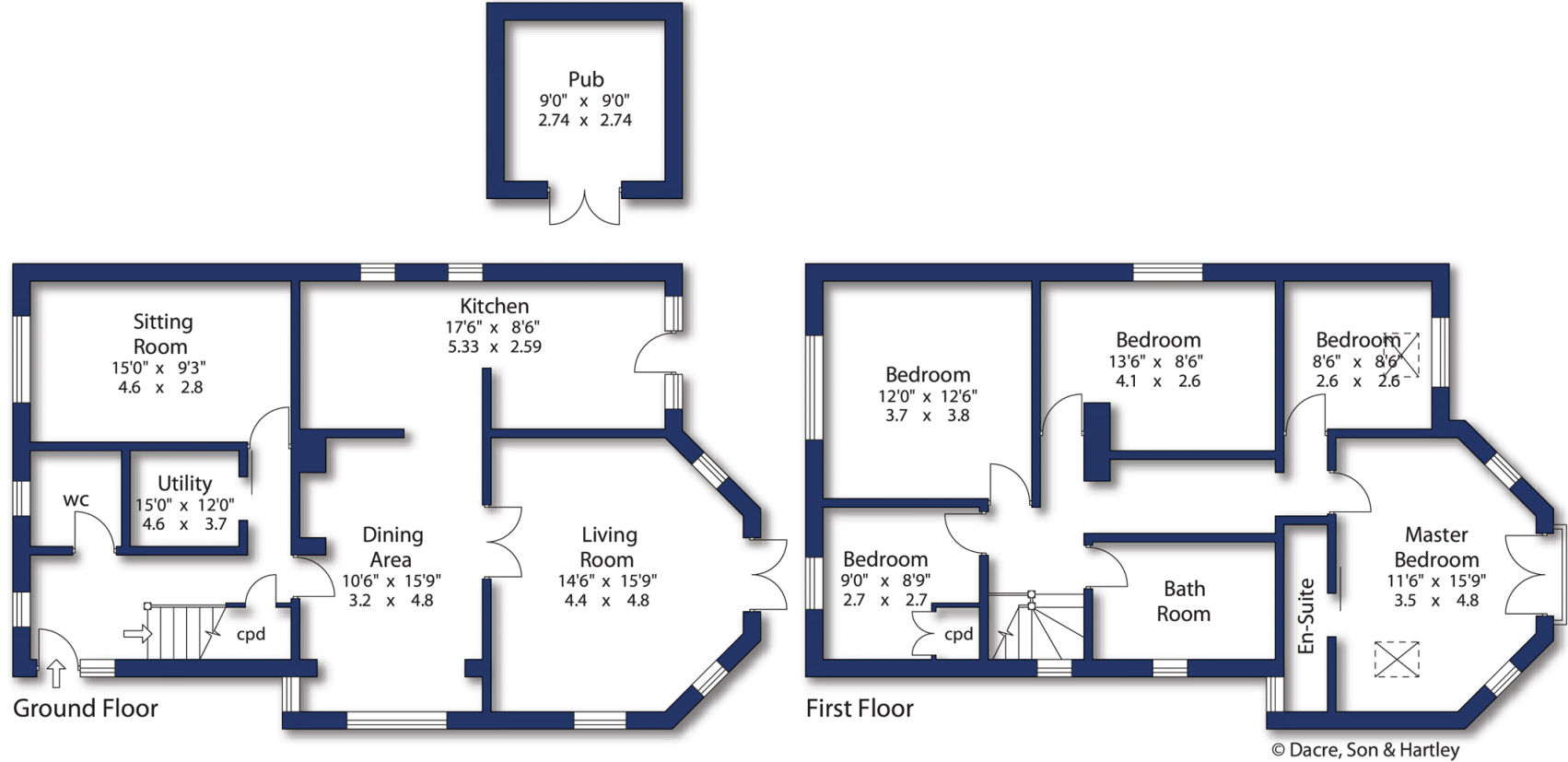
General remarks

On entering the property from the front elevation, through into the spacious entrance hallway with staircase leading to the first floor, useful understairs storage cupboard, access to the downstairs w.c. comprising of a low flush w.c., hand wash basin with vanity unit below and towel rail, and to the remainder of the ground floor accommodation. On this level, you will come to the separate utility room which offers a selection of base and wall units with worktops over, plumbing for a washing machine and radiator. The sitting room is to the front of the property, again of a good size, offers lovely views across the local countryside. Following the property through to the generous dining area, which offers a superb amount of natural lighting and ample space for entertaining as seen from our images. Off this room is the kitchen, with a selection of soft closing base, wall and drawers units, larder cupboards, six ring gas hob with two electric ovens below and extractor fan above, sunken sink and drainer, integrated appliances including dishwasher and wine cooler, space for a fridge freezer and door leading out to the garden. The well-proportioned living room is to the rear of the property, part of the extension, with French doors offering access out to the garden.

To the first floor, the landing provides access to the five bedrooms and to the house bathroom. The master bedroom is situated to the rear of the property, including a large Velux window, double doors leading out to the Juliet balcony, superb long distance open views, along with en-suite facilities with a three piece suite comprising of a shower cubicle, low flush w.c., hand wash basin with vanity unit below, towel rail and extractor fan. The house bathroom with a four piece suite, comprises of a shower cubicle, large panelled bath, low flush w.c., hand wash basin with vanity unit below and towel rail.

Externally, the property benefits from a tarmac driveway which offers ample off street parking, along with mature shrubs, bushes and trees. The rear garden, landscaped and designed by Alan Titchmarsh in 2018, with well-presented planted borders, shrubs, bushes and trees, adequate seating to the raised decking area, lawned areas and the inclusion of a potting shed. There is also the unique addition of the 'The Dog & Tache' to the bottom of the garden included in this sale, which is fully installed with power, lighting and internet connectivity.

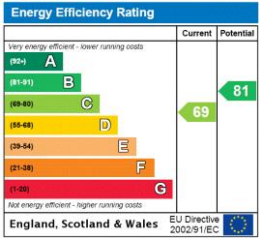
Floorplans



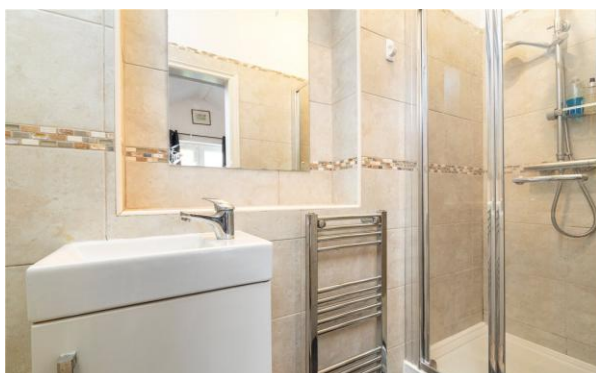
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CONTACT US



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Directions

Proceed through Cross Hills and Glusburn in the direction of Colne, drive through the village of Cowling and at the cross roads take the right hand turning onto Gill Lane. Follow the road down for approximately half a mile, then the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board on the right hand side. What3Words footsteps.tastings.anguished

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating.
- There is a tarmac driveway to the front of the property.

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages.

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

Please note that this property is in a conservation area.

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

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: SK1240371/BCH/300125/1