



3 Wears Fold, Kettlewell, Skipton, BD23 5RJ

Asking Price £525,000

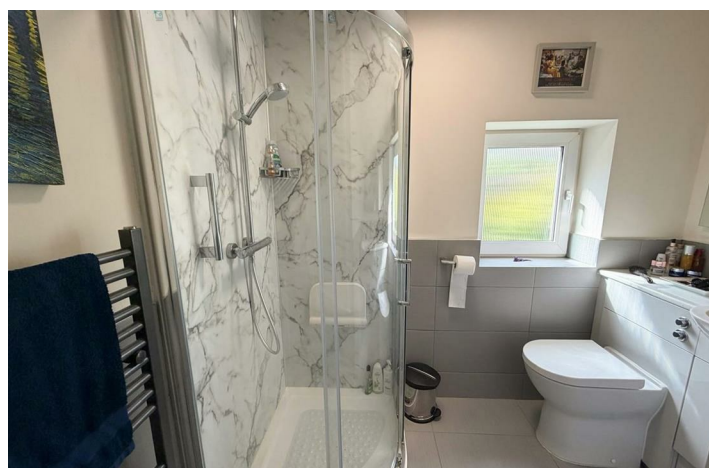
- 3/4 BED COUNTRY COTTAGE
- ALLOCATED PARKING FOR 3 CARS
- CHARM AND CHARACTER
- VERY ATTRACTIVE DALES SETTING
- FABULOUS VIEWS
- LOW MAINTENANCE GARDEN AREA
- KITCHEN DINER
- GROUND FLOOR SHOWER ROOM
- CLOSE TO VILLAGE AMENITIES
- VIEWING A MUST

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A beautifully presented and sympathetically extended stone-built cottage, enjoying a peaceful position in one of Kettlewell's most picturesque corners, with spectacular Dales views, a level garden and off-road parking for three vehicles.



Council Tax Band: E



PROPERTY DETAILS

Set in an enviable rural position within the heart of Kettlewell and directly on the renowned Dales Way, Wears Fold is a charming period cottage that perfectly combines traditional Yorkshire Dales character with thoughtful modern improvements. Beautifully redesigned and lovingly cared for by the current owners, this delightful home offers wonderfully versatile accommodation, exceptional views and a truly idyllic setting.

The handsome stone-built, two-storey cottage has been sympathetically extended over the years and retains a wealth of character features, including exposed stonework, timber detailing and impressive beams, together with an open fire creating a warm and inviting focal point. The accommodation is particularly versatile, comprising two reception rooms, one of which could readily be used as a fourth bedroom, with three further generous bedrooms arranged on the first floor. The upper-floor bedrooms make the most of the outstanding views across the surrounding Dales landscape.

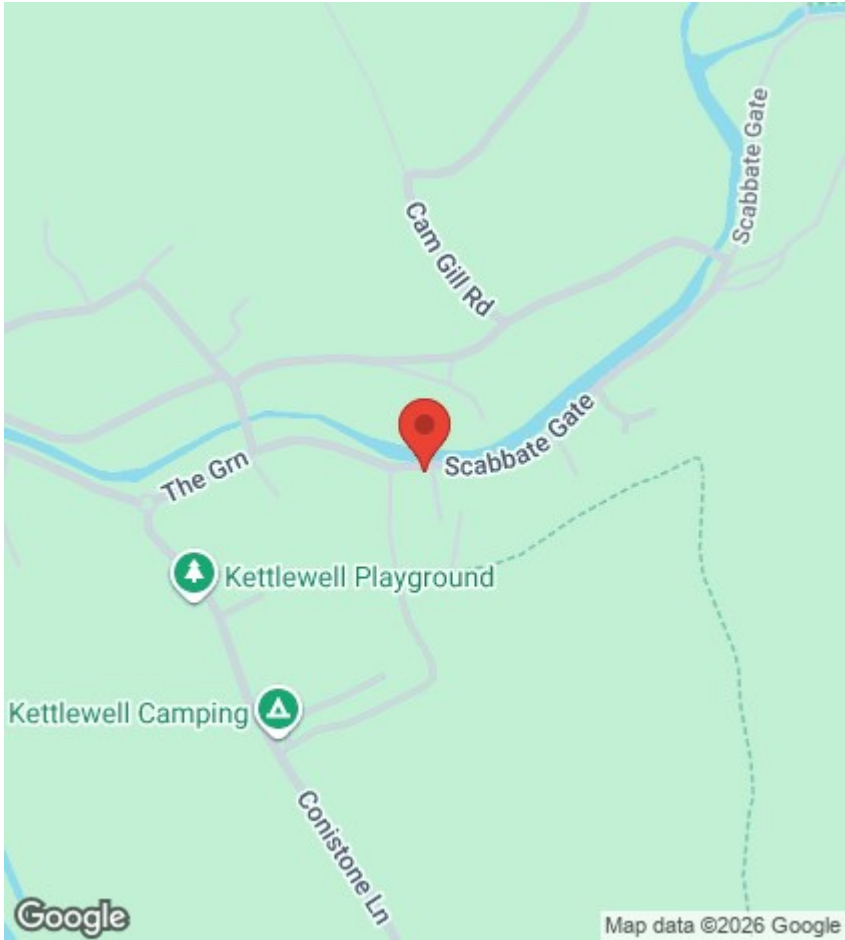
The recently installed modern shower rooms provide a stylish contemporary touch, complementing the period character found throughout the remainder of the property. Outside, the cottage enjoys an attractive level paved garden, enclosed in part by traditional dry stone walling which runs alongside the property, creating a wonderfully private and quintessentially Dales setting. A short distance along the lane, the property benefits from off-road parking for three vehicles, with an attractive outlook over the beck — a particularly valuable feature in such a picturesque village location.

The property is served by mains water, electricity and drainage, with oil-fired central heating and double glazing.

Kettlewell is one of the Yorkshire Dales' most sought-after villages, renowned for its beautiful scenery, traditional stone properties and superb walking country. Despite its peaceful setting, Wears Fold is approximately 14 miles from Skipton, the celebrated 'Gateway to the Dales'. Skipton provides an excellent range of amenities, including supermarkets, independent shops, restaurants, leisure and sporting facilities, together with schooling for all ages. For commuters, the town also benefits from a regular railway service with connections towards Leeds, Bradford and London.

Whether you are seeking a permanent Dales residence, a characterful family home, a holiday retreat or a property offering genuine flexibility, Wears Fold presents a rare opportunity to acquire an exceptional cottage in a truly special location.

An internal viewing is highly recommended to fully appreciate the charm, versatility, generous proportions, outstanding views and exceptional setting that Wears Fold has to offer.



Viewings

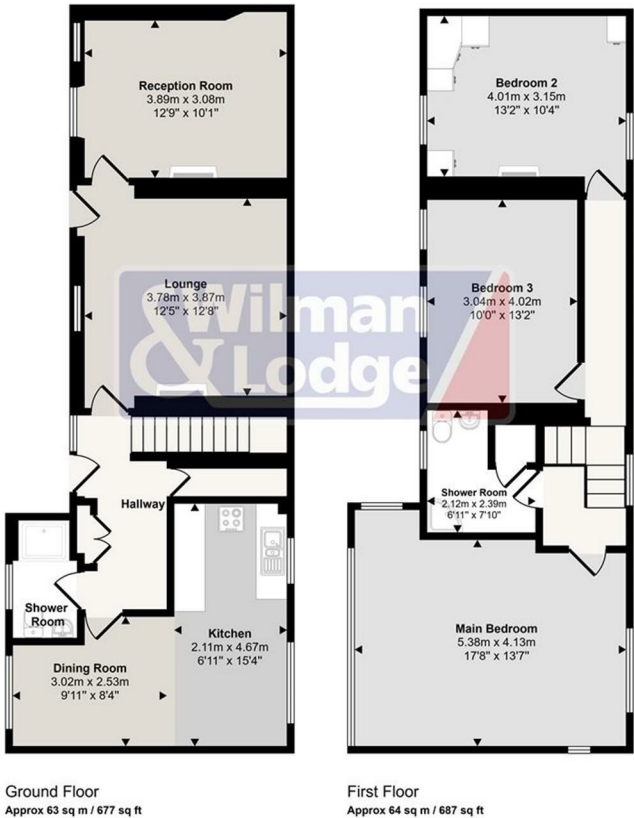
Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	40	70
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
127 sq m / 1364 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.