Wilman & Lodge









Nan Scar, Cowling, BD22 0DL

Asking Price £189,950

- NO UPPER CHAIN
- FOUR BEDROOMS
- SPACIOUS OPEN PLAN LIVING/DINING & KITCHEN AREA
- WALK IN PANTRY
- IDYLLIC VILLAGE LOCATION
- CHARMING END TERRACE COTTAGE
- LAWNED SIDE GARDEN WITH USEFUL OUTBUILDING
- OFFERS AN ABUMNDANCE OF CHARM & CHARACTER
- IDEAL FOR A WIDE RANGE OF BUYERS
- VIEWING A MUST

77 Main Street, Cross Hills, North Yorkshire, BD20 8PH
01535 636238
crosshills@wilman-lodge.co.uk
www.wilman-lodge.co.uk

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PACKED WITH CHARACTER, STEEPED IN HISTORY & BURSTING WITH PERSONALITY! Nestled within the picturesque hamlet of Nan Scar, this delightful stone-built cottage offers an abundance of charm, character and surprisingly versatile living accommodation. Brimming with original features including exposed beams, exposed stonework, Yorkshire stone flagged floors, original fireplaces and built-in cupboards, this unique home seamlessly blends traditional character with modern-day comfort.

4 1 1 D

Council Tax Band: B







PROPERTY DETAILS

If you are searching for a conventional four-bedroom family home with four identical bedrooms and a predictable layout, this may not be the one. If, however, you want somewhere packed with character, history and personality, where almost every room can evolve with the way you live, Nan Scar is quite special. Offering approximately 1,095 sq ft of accommodation over three floors, plus a further loft space which has previously been used as a bedroom, this is a home with far more space and possibility than its price point might suggest.

Having been a much-loved family home for many years, the accommodation has never been restricted by labels. Bedrooms have become sitting rooms, guest rooms have changed into principal bedrooms and spaces have adapted as the family's needs have changed. That flexibility remains one of the property's biggest strengths today.

At the heart of the house is the wonderfully characterful kitchen, dining and living space, measuring approximately 18'1" x 18'2". Exposed ceiling timbers immediately give the room warmth and personality, while the open layout creates somewhere that feels naturally sociable. There is room to cook, eat, relax and gather together without everything feeling overly formal or separated. The traditional-style kitchen, stone and timber details and fireplace all add to the sense that this is a home with genuine soul rather than something recreated for effect.

Also on the ground floor is a further room currently shown as Bedroom Three, measuring approximately 9'5" x 10'10". Its position away from the main living accommodation makes it incredibly versatile. It has previously served different purposes and could work just as easily as a guest bedroom, snug, playroom, home office, hobby room or quieter sitting room. For buyers looking for some degree of ground-floor sleeping accommodation, it provides that option too.

A separate utility room adds useful everyday practicality, while the layout and different levels throughout the house are part of its individual charm.

The first floor continues the flexible theme. Bedroom Two is a particularly generous room at approximately 14'7" x 9'6" and could comfortably accommodate a double bedroom, guest suite or even an additional living room depending upon how the next owner chooses to use the house.

The house bathroom sits alongside and includes a bath with shower facilities, WC and wash basin.

Continue upwards and the top floor is where the house delivers another surprise. The main bedroom, approximately 16'1" x 12'8", occupies much of this level and gives the owner an impressive amount of private space. Alongside it is Bedroom Four, which at approximately 9'1" x 5'9" could make an ideal nursery, dressing room, office or additional bedroom.

There is also an interesting opportunity here for someone wanting to develop the house further. The main bedroom sits directly above the bathroom below and there is already a window in situ, potentially lending itself to the creation of an en-suite shower room, subject of course to any necessary building regulations, consents and investigation by the purchaser.

And then there is the hidden extra.

Above the accommodation is a further loft space which has previously been used as a bedroom. It is not included within the advertised bedroom accommodation, but it is exactly the sort of unexpected space that makes this house so interesting when viewed in person. Whether used for storage, hobbies, occasional space or investigated for further formal use, subject to the relevant permissions and regulations, it adds yet another dimension to an already unusually adaptable home.

Outside, the property enjoys a setting which feels distinctly different from modern estate living. Stone-built surroundings, greenery and open views give Nan Scar a sense of escape, while the garden offers somewhere to sit out, grow, potter and enjoy the quieter pace of its semi-rural surroundings.

Who could live here?

That is perhaps one of the nicest things about this house — there isn't one obvious answer.

It could make a wonderfully individual family home, particularly for buyers who value character and space over a conventional arrangement. It could suit someone working from home who wants a proper office away from the main living area, a couple wanting guest rooms and hobby spaces, a creative buyer looking for studios or workrooms, or someone wanting a house which can change with them over the years.

The different floors could allow teenagers or older children a greater degree of independence. A buyer who regularly has friends or family staying could create dedicated guest accommodation. Someone downsizing from a larger period property may appreciate retaining generous rooms and character without buying another large traditional house.

And for buyers who enjoy interiors and renovation, there is enormous scope to take what is already here and make it something very personal.

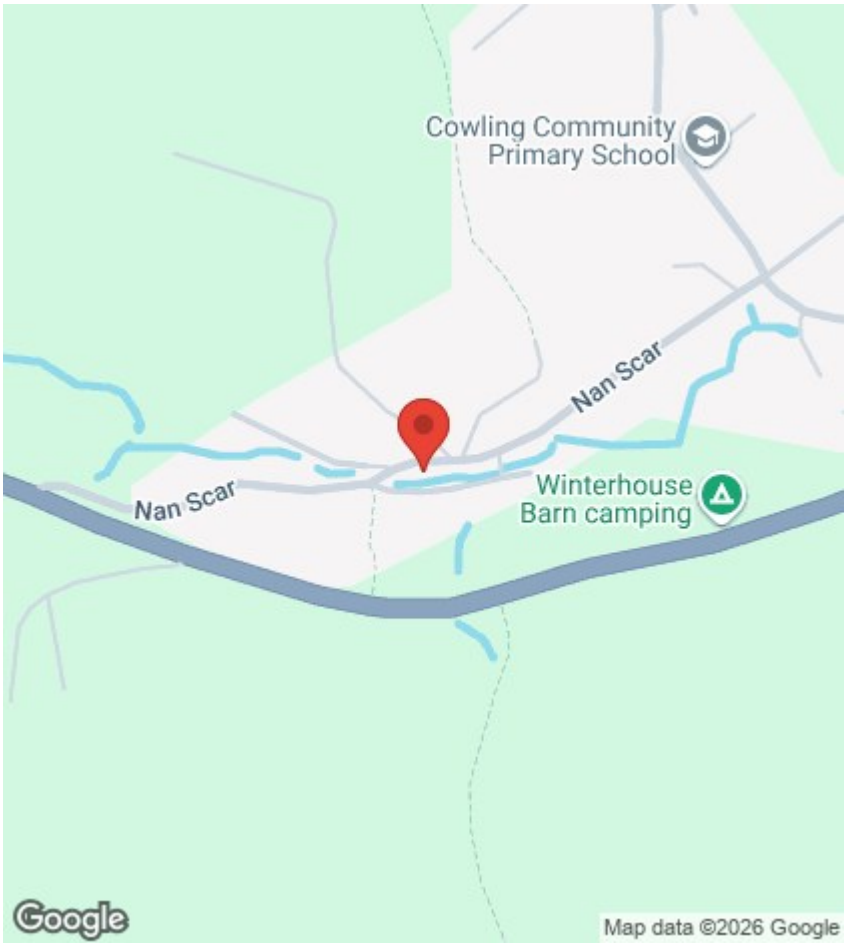
Nan Scar sits close to Cowling, surrounded by the kind of countryside that makes this part of Yorkshire so desirable. Rather than looking out onto rows of identical houses, the surroundings feel established, green and full of character, with countryside never far from the doorstep.

For walkers, dog owners, families and anyone craving a little more breathing space, the location has obvious appeal, while Cowling itself provides a village community and access towards neighbouring towns and villages for wider amenities and commuter links.

There is something appealingly unpolished about living here. It feels tucked away, individual and slightly unexpected — a property for someone who wants their home to have a story rather than simply a postcode.

At this price point, it is difficult to find anything currently available offering this combination of approximately 1,095 sq ft of official accommodation, additional loft space, four-bedroom potential, substantial living space and such individuality. There are more conventional houses on the market — but very few offering this amount of space, versatility and creative potential for the money.

Nan Scar won't necessarily be everybody's house, and that is precisely its charm. For the buyer who wants exposed beams, quirky spaces, flexible rooms, hidden surprises and a home they can continue adapting for years to come, it could be exactly what they have been waiting for.

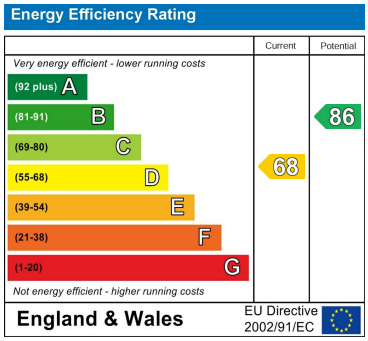


Viewings

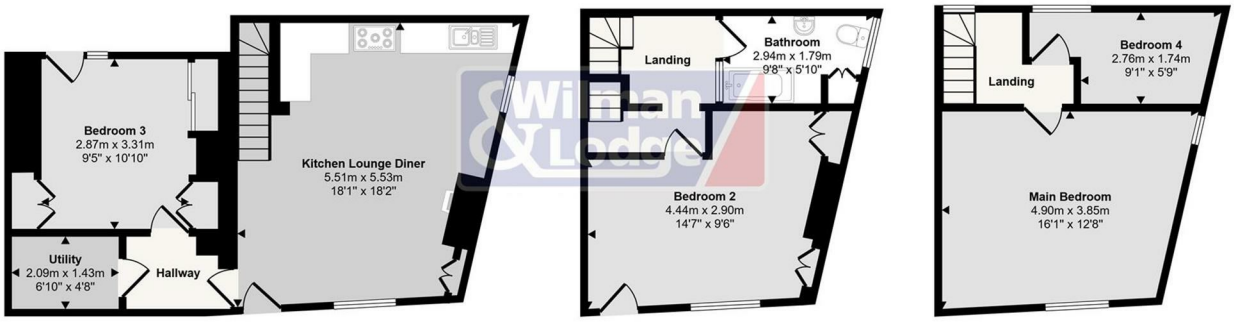
Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

D



Approx Gross Internal Area
102 sq m / 1095 sq ft



Ground Floor
Approx 48 sq m / 517 sq ft

First Floor
Approx 27 sq m / 291 sq ft

Second Floor
Approx 27 sq m / 287 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.

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