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DAVID HILL



Stocka House Cottage Cottingley Bingley BD16 1UQ

A charming detached three bedroom cottage of real character which although requiring refurbishment throughout offers tremendous scope. The property enjoys a peaceful rural position with generous gardens bordering farmland with an attractive outlook. Approached via a private drive from Cottingley Road the property is conveniently located between Bingley and Bradford.

Additional land and stables available separately

Guide Price £345,000

NO FORWARD CHAIN

Stocka House Cottage Cottingley Bingley BD16 1UQ

• Bingley 2.5 miles • Shipley 3.5 miles • Bradford 4.5 miles • Skipton 15 miles • Halifax 9.5 miles • Leeds 19 miles

Location

The property is accessed via a private lane from Cottingley Moor Road located between Cottingley and Sandy Lane approximately 2.5 miles south of the market town of Bingley. Bingley provides a good range of services and amenities including shops, supermarkets, bars and restaurants as well as primary and secondary schooling, including the well regarded Bingley Grammar School. Commuters are well served with Bingley train station providing regular services to Bradford, Leeds and Skipton and the Bingley Relief Road connecting to the wider road network and nearby business centres.

Description

This attractive stone built cottage enjoys a peaceful rural position at the end of a private lane set nicely back from the main road with an outlook over surrounding farmland and countryside.

The original cottage has been extended in the past with the addition of a conservatory to the south west elevation and a more substantial workshop/garden room to the south eastern gable. Now requiring refurbishment and modernisation throughout, the cottage offers further scope for extension (subject to planning) with potential to create a wonderful family home.

The availability of surrounding land and the stable yard at the entrance to the property from Cottingley Moor Road will be of obvious appeal to those with equestrian interests but also provides a wonderful opportunity to protect and control the immediate surroundings and outlook to the cottage. The additional land and stable yard are available by separate negotiation.

The cottage is entered via a vestibule into a generous dining room with wood burning stove set in stone surround, exposed feature stone wall, beams and windows overlooking the garden. Beyond the dining room is a living room with chimney breast, exposed beams and windows overlooking the garden. The kitchen with enclosed staircase to the first floor is fitted with a range of oak fronted base and wall units with laminate work surface, stainless steel sink with double drainer and tiled splash back. There is an electric cooker point and integrated fridge and freezer with a large window overlooking the garden.

The kitchen is open to a useful utility/boot room with base units, laminate work surface and plumbing for a washing machine. A door leads through to a uPVC framed conservatory with tiled floor and external door to the garden. The lean-to boiler room is accessed from the conservatory providing a very useful space, housing the 'Warmflow' oil fired boiler.

The first floor central landing gives way to a generous house bathroom with panelled bath and electric shower over, pedestal basin and w.c. There are three double bedrooms two of which have built in wardrobes with Bedroom 1 also having fitted bedroom furniture including wardrobes, dressing table and bedside tables. All the bedrooms enjoy a pleasant outlook over the gardens and surrounding countryside.

Outside

Adjoining the house but having separate access from outside is a useful garden room/workshop. There are patios and paths extending around the cottage to three sides with generous gardens beyond. Within the driveway which is also included with the property is a basic single garage with space for parking.

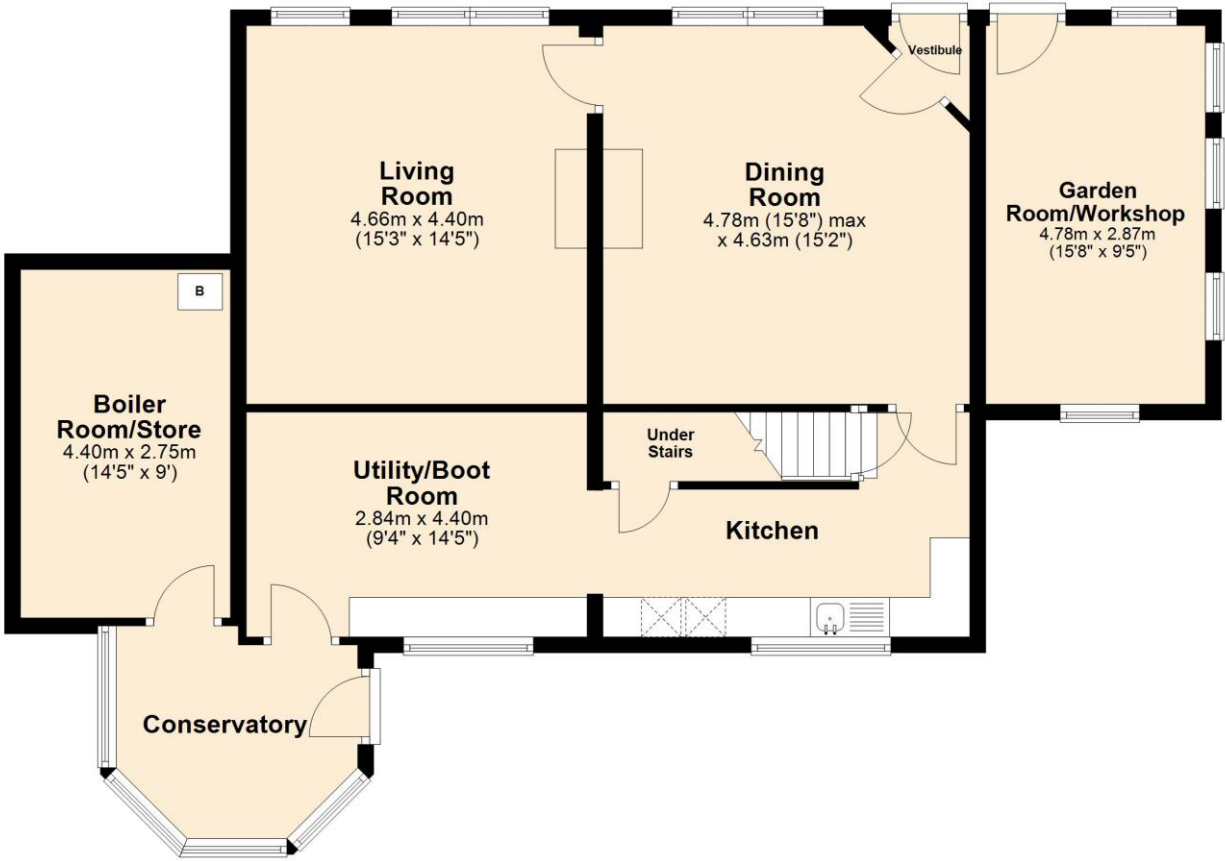
Additional Land

At the entrance to the property from Cottingley Moor Road is a useful stable yard comprising a stable building with six boxes and a separate feed store around a concrete surfaced yard. In addition to the stable yard is a productive block of land including meadow, pasture and a steep sided wooded gill. The stable yard and additional land are available for sale by separate negotiation.



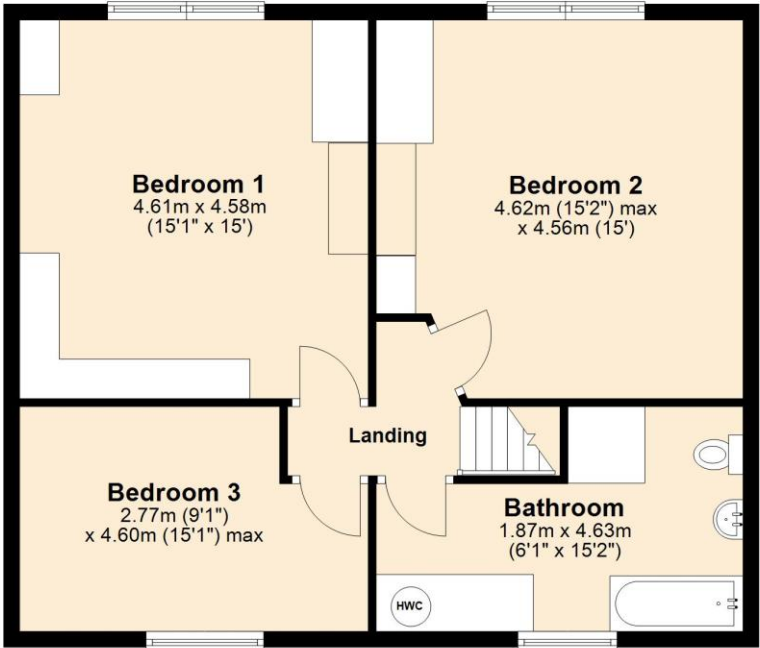
Ground Floor

Approx. 104.1 sq. metres (1120.3 sq. feet)



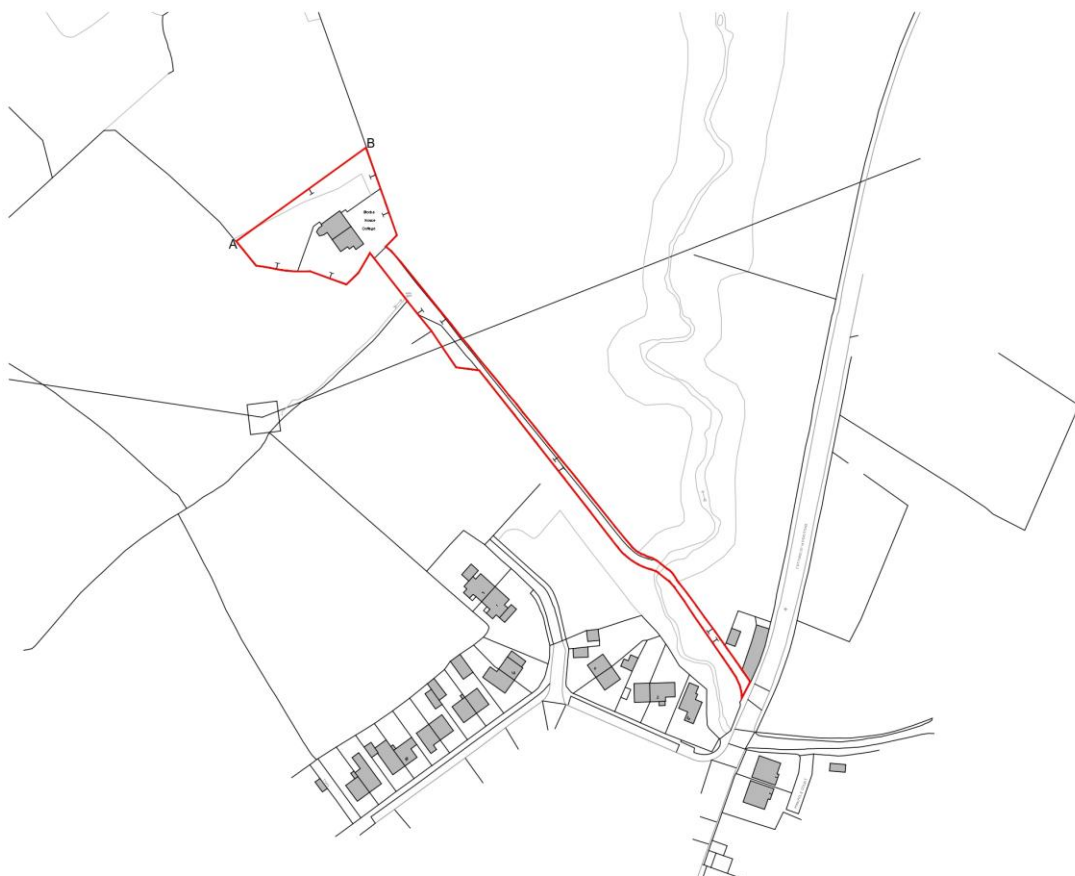
First Floor

Approx. 71.2 sq. metres (766.5 sq. feet)



Total area: approx. 175.3 sq. metres (1886.8 sq. feet)





Services

Mains electricity and mains water. Drainage to a septic tank. Oil central heating and uPVC double glazing.

Energy Rating

E 40

Tenure

Freehold. Vacant possession on completion.

Council Tax

Band E (Bradford Metropolitan Borough Council)

Viewings

Strictly by appointment through the selling agent.

Directions

From the roundabout at the end of the Bingley Relief Road (A650) take the second exit signed Wilsden/Cottingley/Yorkshire Clinic and take the left hand lane turning left at the traffic lights to Wilsden/Cottingley. Continue on Cottingley New Road heading straight across at the two mini roundabouts onto Bradford Old Road (B6146) and take the second exit at the next roundabout signed Haworth/Wilsden onto Cottingley Moor Road (B6146). Continue on Cottingley Moor Road for about 1.25km towards Sandy Lane turning right onto the unmade lane opposite 'Carlton Nurseries'. Follow the lane where Stocka House Cottage can be found at the end. 'David Hill' for sale signs have been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ info@david-hill.co.uk

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