



## THE OLD MILL COTTAGE

Skyreholme, Near Appletonewick

Carter Jonas

## THE OLD MILL COTTAGE, 4 LUMB MILL WAY, SKYREHOLME, BD23 6DL

Burnsall – 3 miles  
Grassington – 7 miles  
Skipton – 10 miles

Sitting room · Dining room · Kitchen · Laundry/boot room · Principal bedroom · Occasional bedroom 3/bathroom (plumbing is installed) · Shower room · Mezzanine level with bedroom 2 · Adjoining store/den · Garage · Flagged terraces to the front and side · Additional tiered gardens with secret pathways, adjoining a stream · Amazing countryside views towards Simon's Seat · Beautiful walks on the doorstep · Ideal for use as a second home or holiday let

The Old Mill Cottage occupies a discreet position, nicely tucked away from public view, in the rural hamlet of Skyreholme, about 2 miles from Appletreewick, within spectacular National Park scenery. Grassington is 7 miles away and offers a good range of local facilities including shops, cafés, public houses, a doctors surgery and a chemist. More extensive everyday facilities are available in Skipton, 10 miles to the south west or Ilkley, 12 miles to the south east.

The Old Mill Cottage is an appealing stone built semi-detached property, set in a former mill complex featuring a variety of styles of properties. It offers accommodation of charm and character including a front entrance porch, sitting room, dining room, kitchen, laundry/boot room, principal bedroom and an occasional bedroom or potential for a bathroom, (plumbing to fit a suite is already installed) together with a shower room. On the first floor is a mezzanine level providing an additional bedroom with an adjoining store and den.

Outside, there is a garage and an allocated parking space close to the garage. Additional on street parking is available nearby. Adjoining the property to the front is a flagged terrace with an archway leading through to a further garden to the side and rear, from where attractive countryside views are enjoyed.

**AN INDIVIDUAL AND UNIQUE COTTAGE STYLE PROPERTY PROVIDING WELL PROPORTIONED ACCOMMODATION OF CHARM AND CHARACTER, OCCUPYING A FABULOUS SETTING WITH AMAZING COUNTRYSIDE VIEWS TOWARDS SIMON'S SEAT, IN THIS RURAL HAMLET CLOSE TO APPLETREEWICK AND BURNSALL, IN THE BEAUTIFUL YORKSHIRE DALES NATIONAL PARK.**



Across the cobbled driveway is a tiered garden area from where amazing views towards Simon's Seat are enjoyed.

## ADDITIONAL INFORMATION

**Tenure** – We are advised that the property is freehold and vacant possession will be given on legal completion.

**Services** – We are advised that mains water and electricity are installed. Drainage is to a shared septic tank. Electricity heating to the house

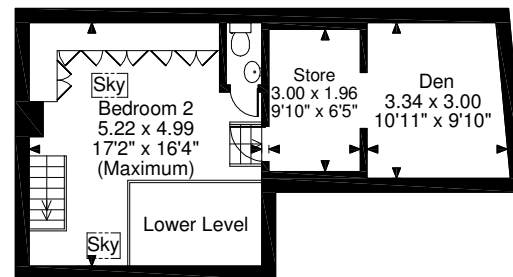
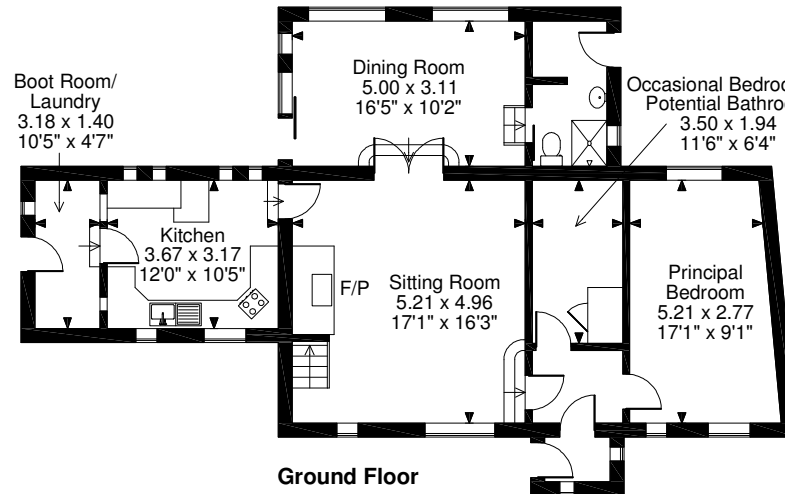
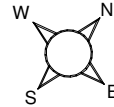
**Viewing** – Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

### Directions – Postcode BD23 6DL

From Appletreewick, proceed in a westerly direction on Hazler Lane. Take a right fork signposted to Skyreholme. Proceed past the entrance to Howarth Farm and continue. You will come across some houses on your right, take a right turn between the houses into Lumb Mill Way. Proceed down the hill and the entrance to The Old Mill Cottage is through the opening in the wall. We recommend you park on the street and walk down to the cottage, which is on the right after you pass the garages.



**The Old Mill Cottage, Skyreholme**  
**Approximate Gross Internal Area**  
**Main House = 1,428 sq ft / 133 sq m**  
**Garage = 142 sq ft / 13 sq m**  
**Total = 1,570 sq ft / 146 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Offices throughout the UK



## IMPORTANT INFORMATION

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