



Middle Lane | Kettlewell | Kettlewell, Nr Grassington | BD23 5QX

Asking price £649,500

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# The Elms

Middle Lane | Kettlewell

Kettlewell, Nr Grassington | BD23

A six bedroomed, stone built, double fronted property situated in the centre of this ever popular village in the renowned Yorkshire Dales National Park. The property enjoys views over the fells from the front and a good sized south west facing garden

- Substantial six bedroomed property
- Views over the valley
- Walking distance of all village amenities
- In need of further updating and modernisation
- House bathroom & four en-suite facilities & cloakroom
- Previously a Bed and Breakfast establishment
- Double fronted stone built property
- Level south west facing garden & garage
- Sitting room, dining room & dining kitchen
- Basement and attic rooms

## GROUND FLOOR

### Reception Hall

19'3 x 5'9 (5.87m x 1.75m)

### Sitting Room

15 x 14'3 (4.57m x 4.34m)

Stone fireplace and bay window.

### Dining Room

14'10 x 13'3 (4.52m x 4.04m)

Bay window.



Formerly used as a bed and breakfast this substantial property has a lovely level south west facing garden and is situated in the very centre of this delightful village



#### Dining Kitchen

14'5 x 12 (4.39m x 3.66m)

Oil fired AGA and a range of fitted units with inset sink. Provision for electric cooker with hood over, and plumbing for washing machine.

#### Rear Hall

9'10 x 6'2 (3.00m x 1.88m)

Access to two storage cellars.

#### Office

11'11 x 9'2 (3.63m x 2.79m)

#### FIRST FLOOR

##### Bedroom 1

12'10 x 12'10 (3.91m x 3.91m)

##### Bedroom 2

14'6 x 12'6 (4.42m x 3.81m)

##### En Suite

##### Bedroom 3

8'9 x 7'3 (2.67m x 2.21m)

##### Bedroom 4

12'2 x 10'6 (3.71m x 3.20m)

##### En suite

##### House Bathroom

9'8 x 9'8 (2.95m x 2.95m)

Large linen cupboard

##### Bedroom 5

13'5 x 12'3 (4.09m x 3.73m)

##### En-Suite Bathroom

##### Bedroom 6

11'5 x 9'2 (3.48m x 2.79m)

##### En-Suite Shower Room

#### SECOND FLOOR

##### Attic Room 1

16'4 x 13'3 (4.98m x 4.04m)

##### Attic Room 2

20'7 x 15'8 (6.27m x 4.78m)

##### Internal access to garage

23'6 x 8'10 (7.16m x 2.69m)

##### Utility Room

7'9 x 5'3 (2.36m x 1.60m)

Plumbing for washing machine

##### Cloak Room

WC and hand basin

#### OUTSIDE

##### Kettlewell

Kettlewell is a popular and much sought after village in the heart of the Yorkshire Dales National Park. Surrounded by fells and situated adjoining the river Wharfe, the village boasts three Public Houses, a village shop and a highly regarded Primary School. Further amenities and the Secondary School are situated in Threshfield and Grassington (15 minutes drive) whilst Kipton (30 minutes drive) is a thriving market town with shops, supermarkets, highly regarded Grammar Schools and a train station linking the town with, Leeds, Bradford, Settle and a twice daily service to Kings Cross.



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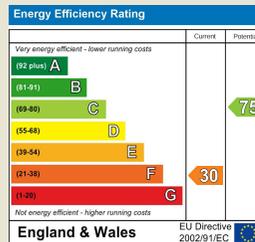
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Total Area: 336.8 m<sup>2</sup> ... 3625 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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