

Harrison Robinson

Estate Agents



West Beech, 9 Meadowcroft, Skipton, BD23 6EG

£825,000

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GROUND FLOOR

Entrance Porch

One enters through a stylish, contemporary, Oak front door into a light entrance porch with useful storage cupboard. A panelled glazed door opens into:

Reception Hallway

A bright and spacious reception hallway with carpeted flooring, return flight of stairs to the first floor and access to the principal reception rooms.

Living Dining Kitchen

24'0" x 15'7" (7.32m x 4.75m)

A lovely, spacious living kitchen dining room with large, glazed windows allowing you to enjoy the far-reaching views of the Yorkshire Dales National Parkland with ample space for dining and a comfy sofa. The living area is ideal for informal relaxing, creating perfect entertaining kitchen space. Bespoke, handmade and hand painted kitchen by Chantry Kitchens of Harrogate, black granite worktops with a range of wall and base units in solid oak finish contrasted by light grey, hand painted units. Integrated appliances consist of all Neff built-in kitchen appliances to include fridge/freezer, dishwasher, induction hob, microwave, grill, oven and warming drawer. A glazed UPVC side door opens onto the patio.

Rear Lobby

From the kitchen is a rear lobby giving access directly to the garden, ideal for bringing in wet dogs and kicking off shoes and boots after a long walk in the surrounding countryside. Direct internal access to the double garage.

Utility

8'11" x 4'0" (2.74m x 1.22m)

This is a perfect utility room consisting of wall and base units with space and plumbing for a washing machine and drier and an inset sink unit.

Family Room

12'11" x 12'7" (3.96m x 3.84m)

A spacious yet cosy family room – a perfect spot for relaxing in front of the telly, again not missing out on the stunning views, with a set of deep windows. This would make a great office, but with that view would you get any work done?

Dining Room

12'4" x 9'10" (3.76m x 3.00m)

From the hallway a half-glazed door opens into a formal dining room where one can imagine many a family Christmas or dinner with friends. Double half-glazed doors open into:

Sitting Room

20'11" x 13'10" (6.40m x 4.22m)

A beautifully presented through room with spectacular views over the garden and hills beyond. Dual aspect windows create a light and open space, and an open fireplace with multi-fuel burning stove is ideal for those winter days.

Cloakroom/W.C.

A modern cloakroom with a vanity washbasin with storage below and concealed cistern with push button flush. Tiling to the wall and flooring. A window allows for ample natural light.

FIRST FLOOR

Landing

13'8" x 12'4" (4.17m x 3.76m)

Return stairs lead up to a large, open, galleried landing area with spindle balustrade, window to the front elevation and radiator.

Master Bedroom

20'7" x 14'0" (6.28m x 4.27m)

A stunning, generous Master bedroom with a picture window to enjoy the beautiful views across to Embsay Cragg and the Yorkshire Dales. A true haven of peace and calm. Carpeted flooring.

En-Suite Bathroom

This ensuite bathroom is just sheer joy with a panel bath with shower over, low-level W.C. and pedestal washbasin. Fully tiled to the walls and flooring. Downlighting and window to the rear elevation.

Bedroom Two

13'10" x 12'1" (4.24m x 3.70m)

A spacious, double bedroom to the rear enjoying the far-reaching views and a radiator. Carpeted flooring and fitted wardrobes.

Bedroom Three

12'2" x 9'1" (3.73m x 2.79m)

A further spacious, double bedroom again to the rear with stunning views and a radiator. Carpeted flooring and built-in wardrobe.

Bedroom Four

13'10" x 8'7" (4.22m x 2.64m)

A spacious, double bedroom to the front of the property enjoying views over the lovely, lawned garden and the quiet cul-de-sac. Carpeted flooring, radiator and wardrobe.

Bedroom Five

10'4" x 8'9" (3.15m x 2.69)

Again, to the rear a spacious, single room presently utilised as a study. Carpeted flooring and views.

House Bathroom

9'11" x 5'6" (3.04m x 1.68m)

A family bathroom having a panel bath with shower over, low-level W.C. and pedestal wash basin with tiling to the walls.

OUTSIDE

Garage & Parking

17'1" x 16'11" (5.22m x 5.18m)

A large, internal, double garage with light and power, boiler and hot water system and a cold-water tap. A long driveway provides ample parking for several cars.

Gardens

To the front of the property is a large, lawned area with well stocked, established planted borders and feature copper beech tree. To the rear is delightful garden and patio and has been a real labour of love for the current owners. A paved terrace from the kitchen creates ample seating areas, ideal for al fresco entertaining. The sun and stunning views can be enjoyed all day long.

UTILITIES AND SERVICES

The property benefits from electricity and mains drainage.

There is Superfast Fibre Broadband shown to be available to this property.

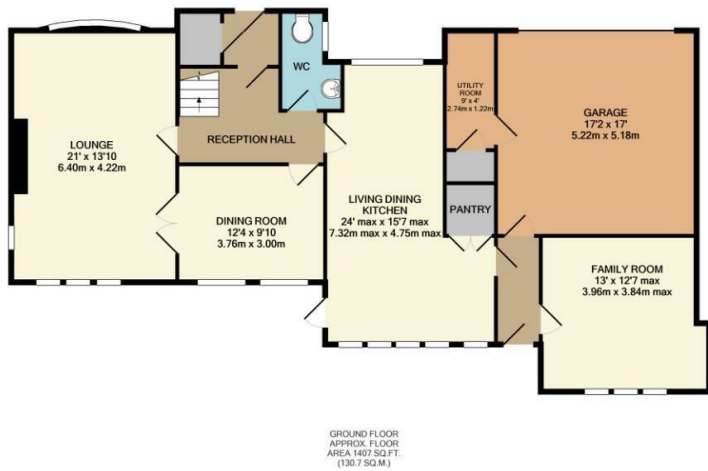
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Five Bedroom Detached Property
- Lovely Living Kitchen Dining Room With Bespoke Hand-painted Kitchen
- Three Further Reception Rooms
- Master Bedroom En-Suite
- Generous Plot With Delightful Gardens to Both Aspects
- Breathtaking Countryside Views & Tranquil Cul-De-Sac Setting
- Double Garage & Ample Driveway Parking
- Highly Regarded Village Location With Close Proximity to Ilkley & Skipton
- Within Catchment For Excellent Schools
- Council Tax Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA 2506 SQ.FT. (232.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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