



Crofters Mill

Sutton-in-craven, BD20 7EW

- 6/7 BEDROOM DETACHED HOUSE
- LARGE SUNNY GARDEN
- DETACHED DOUBLE GARAGE
- ENVIABLE PLOT IN A SOUGHT AFTER LOCATION

Asking Price Of £495,000



Your one-stop property shop



PROPERTY DETAILS

A magnificent 6/7 bedroom extended stone built detached house enjoying extensive gardens with side balcony overlooking the picturesque beck. This superb family home offers extensive living accommodation throughout with stunning kitchen and bathrooms and high quality fixtures and fittings throughout, a home ready to move in and enjoy ideal for the growing family.

This impressive property briefly comprises: entrance hall, superb sitting room with dual aspect windows and attractive fireplace, magnificent living/dining kitchen, lounge with views over the picturesque beck, utility room, cloakroom, inner hall, bedroom 7/office, shower room. To the first floor is the master bedroom with luxury en suite shower room, 5 further double bedrooms and luxury house bathroom. Outside private driveway leading to a detached double garage, mature front gardens, side generous balcony overlooking the picturesque beck leading to a generous sunny lawned rear garden with two separate paved patios.

Crofters Mill is a very desirable residential development set on the fringe of this sought after village, the property is tucked away at the head of a quiet cul-de sac Sutton village offers a range of high quality properties including a variety of shops and other amenities including two primary schools, chemist, off-licence/village store, two public houses and a cricket club. In the centre of the village there is a superb park/playing field and the local area is blessed with many delightful walks alongside the beck and

through the surrounding countryside and woodland. The neighbouring village of Cross Hills offers a wider selection of shops and other amenities including Co-operative Food and Spar grocery stores, butchers, health centre, several restaurants and also South Craven secondary school. There is a bus service to the towns of Skipton and Keighley and there are railway stations in the nearby villages of Steeton and Cononley providing regular daily services into Leeds and Bradford.

Panelled and glazed door into;

ENTRANCE HALL

With stone flagged floor, open staircase leading to the first floor and ceiling light.

INNER HALL

SITTING ROOM

23' 7" x 11' 0" (7.19m x 3.35m) with an attractive fire place with beam over, log effect gas stove on a raised stone hearth, bay window to the front, stone flagged floor, French doors leading to the rear, ceiling cornice and two ceiling lights.

LIVING/DINING KITCHEN

26' 3" x 10' 2" (8m x 3.1m) with a super range of contemporary wall and base units with concealed lighting beneath, double ceramic sink and drainer unit with copper mixer tap, solid wood work surfaces over with painted stone effect above, Kenwood double dual range cooker with concealed extractor fan over,

integral dishwasher, separate breakfast island with contemporary work surface over and feature lighting, built in matching cupboards to either side of the window with window seat, stone flagged floor, views over the front and rear garden, contemporary radiators and ceiling light. Double sliding doors leading to lounge.

UTILITY ROOM

With matching wall and base units with solid wood work surface over, provisions for an automatic washing machine and tumble dryer, matching cupboard housing the logic combination boiler, panelled and glazed door leading to the rear, stone flagged floor and ceiling light.

LOUNGE

14' 9" x 9' 6" (4.5m x 2.9m) with French doors with matching side panels leading onto the balcony enjoying views over the beck, side elevation window and recessed lighting.

INNER HALL

With built in cloaks cupboard and recessed lighting.

OFFICE/BEDROOM 7

9' 4" x 5' 3" (2.84m x 1.6m) with laminate floor, views over the garden and picturesque beck opening into;

SHOWER ROOM

With three piece white suite comprising walk in shower, corner sink, low suite W.C. and recessed lighting.

FIRST FLOOR

LANDING

With access to the loft space, built in linen cupboard and ceiling light.

MASTER BEDROOM

12' 1" x 8' 11" (3.68m x 2.72m) with a range of modern built in wall to wall built in wardrobes, lovely views and ceiling light.

EN SUITE SHOWER ROOM

Containing a three piece white suite comprising built in shower cubicle with thermostatically controlled shower over, wash hand basin in an attractive white cabinet together with low suite W.C., shaver point, ceramic tiling to the walls, laminate floor and ceiling light.

BEDROOM TWO

10' 4" x 9' 11" (3.15m x 3.02m) with views of the beck, laminate floor and ceiling light.

BEDROOM THREE

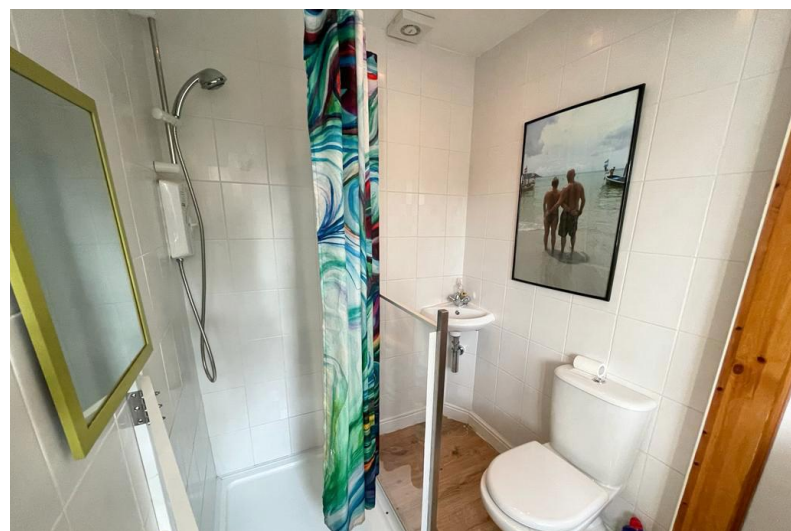
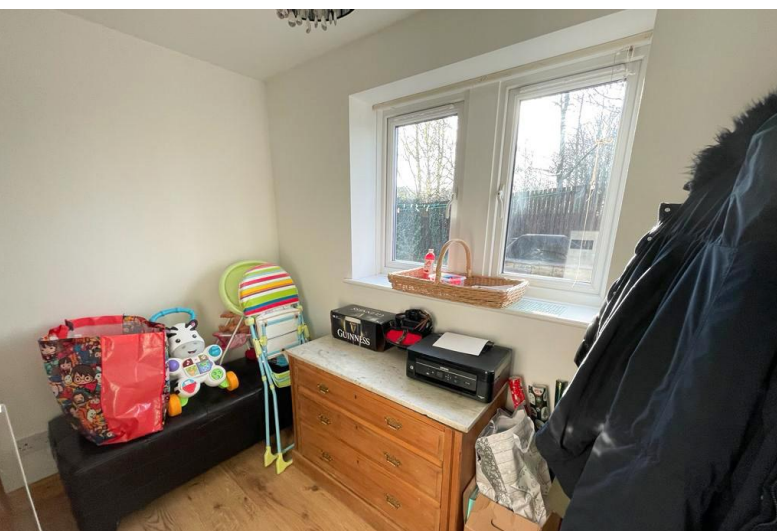
10' 4" x 9' 11" (3.15m x 3.02m) with recessed lighting, views of the beck and laminate floor.

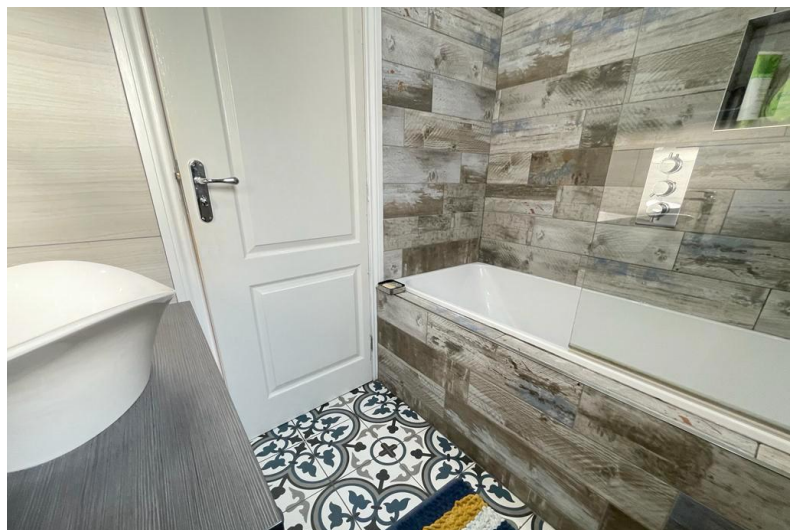
BEDROOM FOUR

9' 6" x 9' 4" (2.9m x 2.84m) with lovely views over the beck, laminate floor and ceiling light.

BEDROOM FIVE

9' 8" x 8' 8" (2.95m x 2.64m) with pleasant views, laminate floor and ceiling light.







BEDROOM SIX

9' 6" x 8' 10" (2.9m x 2.69m) laminate floor and ceiling light.

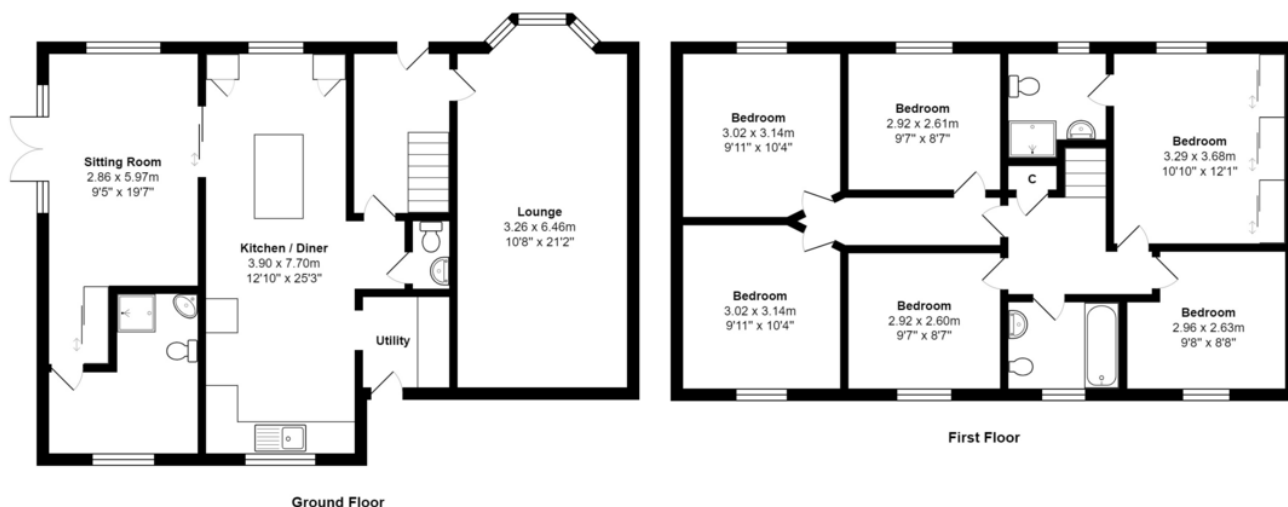
LUXURY HOUSE BATHROOM

Containing a three piece white suite comprising tiled panelled bath with rainfall shower over plus handheld shower, contemporary sink on an attractive floating cabinet, low suite W.C., mirror with concealed lighting, shaver point, stylish tiling to the walls and floor, heated chrome towel rail and recessed lighting.



OUTSIDE

To the front of the property is a double driveway leading to a **DETACHED DOUBLE GARAGE** with separate up/over doors providing power and light, mature front gardens with wrought iron gate leads to a delightful balcony overlooking the beck, access to the generous rear garden with lawn and paved patios.



Total Area: 154.3 m² ... 1661 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND
 Tax band E

TENURE
 Freehold

LOCAL AUTHORITY
 Craven District Council

OFFICE
 77 Main Street
 Cross Hills
 North Yorkshire
 BD20 8PH

T: 01535 636238
E: crosshills@wilman-lodge.co.uk
W: www.wilman-lodge.co.uk

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Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.