



## Pletts Barn, Water Street, Grassington, Skipton, BD23 5EF

**Asking Price £650,000**

- IMAGINATIVE UNIQUE BARN CONVERSION
- TWO ENSUITES
- OFF ROAD PARKING WITH STORAGE SHED
- GRADE II LISTED
- DOUBLE GLAZED
- THREE DOUBLE BEDROOMS
- COURTYARD SETTING IN THE HEART OF THE VILLAGE
- SPACIOUS OPEN PLAN LIVING
- UNDERFLOOR HEATING THROUGHOUT
- NOT TO BE MISSED

# Water Street, Grassington BD23 5EF

Situated in the heart of Grassington, Pletts barn is quite simply a UNIQUE HOME in a DELIGHTFUL SECLUDED COURTYARD SETTING, offering STUNNING, SPACIOUS Pletts barn is quite simply a UNIQUE HOME IN A DELIGHTFUL COURTYARD SETTING, offering EXCEPTIONAL, IMAGINATIVE AND SPACIOUS THREE DOUBLE BEDROOM ACCOMMODATION. This GRADE II listed conversion is primarily designed with the majority of the bedroom space on the ground floor and living space to the first floor. It's not difficult to imagine living in and utilising this wonderful home, PERFECT FOR SPACIOUS FAMILY LIVING. ORIGINAL AND DISTINCTIVE properties like this one, with a perfect balance of old and new, are rare to the market, so don't let this superb opportunity pass you by.



Council Tax Band: F



## PROPERTY DETAILS

Pletts barn is quite simply a unique home in a delightful secluded courtyard setting, offering stunning, spacious three double bedroom accommodation. So where do we start? This exceptional and imaginative accommodation has been designed with the majority of the bedroom space on the ground floor and the living space primarily on the first floor. It's not difficult to imagine living in and utilising this wonderful living space, a perfect home for spacious family living. Original and distinctive properties like this are rare to the market so don't let this superb opportunity pass you by. With reception room one, boot room/utility, reception room two with feature hallway, inner hall, bedroom with luxury en suite shower room, further bedroom and luxury four piece bathroom. To the first floor: (this certainly has the wow factor) with minstrel gallery leading into open plan living/dining kitchen with exposed original roof trusses, beams and stonework. The master bedroom, dressing room and en suite are also on this floor. Outside: cobbled courtyard with paved low maintenance garden and storage shed.

The property is just a one minute walk from the village square in Grassington, of the Dales most sought after locations and once you visit you will understand why. With independent shops, coffee houses and village pubs along with an excellent local bus service linking you to the surrounding villages and the market town of Skipton (approx. 9 miles away) which provides a larger selection of shops and train links.

For those looking for that special wow factor home, with a perfect mix of old and new, then take a look at this.

Briefly the underfloor heated and double glazed accommodation comprises;

Panelled door into;

### RECEPTION ROOM ONE

11'11" x 11'9"

with feature stone and wood panelled walls, ceramic tiling to the floor, recessed lighting plus two wall lights.

### BOOT ROOM/UTILITY

13'4" x 9'8"

with bespoke wall and base units with inset ceramic Belfast style sink and mixer tap, solid oak tops with matching upstands, provisions for an automatic washing machine and tumble dryer, a

selection of bespoke built in cupboards with seating, exposed stone wall, panelled door providing access to the side elevation. Under stairs boiler and storage cupboard.

### RECEPTION ROOM TWO

14'1" x 9'10"

with feature arched barn window with beam over, bespoke oak open staircase leading to the first floor with minstrel gallery, exposed stonework, recessed lighting, two wall lights.

### INNER HALL

With recessed lighting.

### LUXURY HOUSE BATHROOM

With four piece white suite comprising; free standing bath with floor mounted contemporary mixer tap, double shower cubicle with rainfall and handheld shower, wash hand basin in an attractive cabinet, low suite W.C., tall storage cupboard, ceramic tiling to the floor, exposed stonework, recessed lighting.

### BEDROOM ONE

19'5" x 10'6"

with exposed stonework, ceramic tiling to the floor, glazed door with beam over leading to the front garden.

### LUXURY EN SUITE SHOWER ROOM

Containing a three piece white suite comprising; double shower cubicle with rainfall and handheld shower, low suite W.C., wash hand basin encased in an attractive high gloss cabinet, ceramic tiling to the floor, recessed lighting.

### BEDROOM TWO

11'11" x 10'1"

feature window, exposed stone work, unique 'dove cote feature, recessed lighting, tiled floor.

### HALF LANDING

With feature staircase, solid oak bannister and exposed stonework.

### MINSTREL GALLERY LANDING

With super views over the feature barn window.

### OPEN PLAN LIVING/DINING KITCHEN

34'4" x 18'11"

This stunning room enjoys exposed roof trusses, stonework and beams, solid oak floors and doors, five Velux windows, bespoke built in kitchen with feature lighting to the sides and overhead, stunning range of contemporary wall and

base units, integral Neff electric double oven with four ring electric hob and concealed extractor fan over, integral fridge/freezer and dishwasher, bespoke larder cupboard, separate breakfast island with inset sink/drainer with mixer tap, feature lighting.

### MASTER BEDROOM

11'3" x 11'2"

with feature stone wall with dovetail windows, exposed beams, feature ceiling, solid oak floor, two ceiling lights. Leading into;

### DRESSING ROOM/EN SUITE SHOWER ROOM

11'11" x 10'9"

with a range of built in furniture and dressing table, large shower cubicle with rainfall and handheld shower, floating wash hand basin together with low suite W.C., partial ceramic tiling to the walls, ceramic tiling to the floor, ceiling light and wall light.

### OUTSIDE

The property is approached by a delightful cobbled courtyard with central seating area, there is a paved garden with flowering pots, secure storage area and parking for 2 cars.

### ADDITIONAL INFORMATION

This property is subject to a 106 restriction.



## Directions

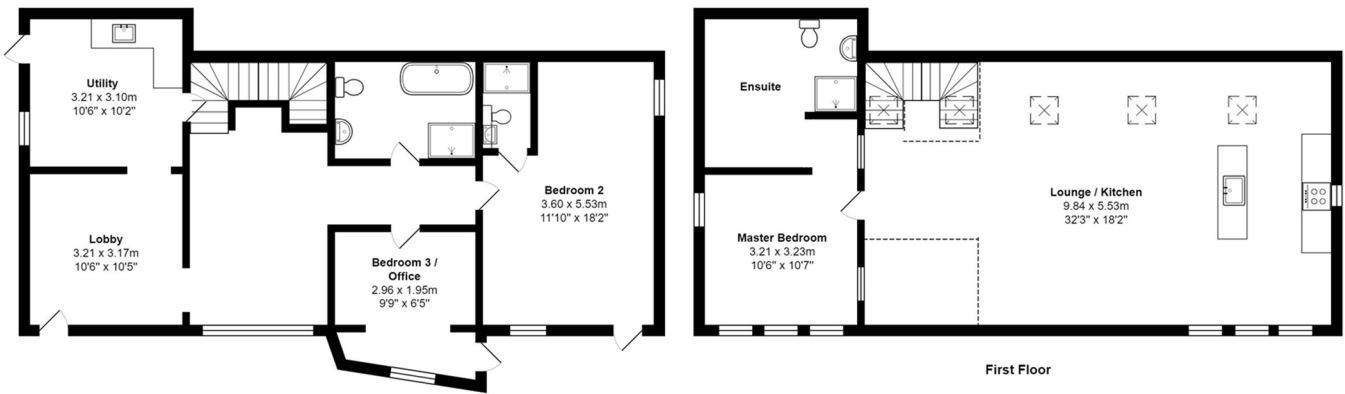
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			66
(55-68) D			
(39-54) E	42		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor

Total Area: 154.2 m<sup>2</sup> ... 1660 ft<sup>2</sup>

All measurements are approximate and for display purposes only