



8 Linton Falls, Linton, Skipton, BD23 6BQ

Asking Price £570,000

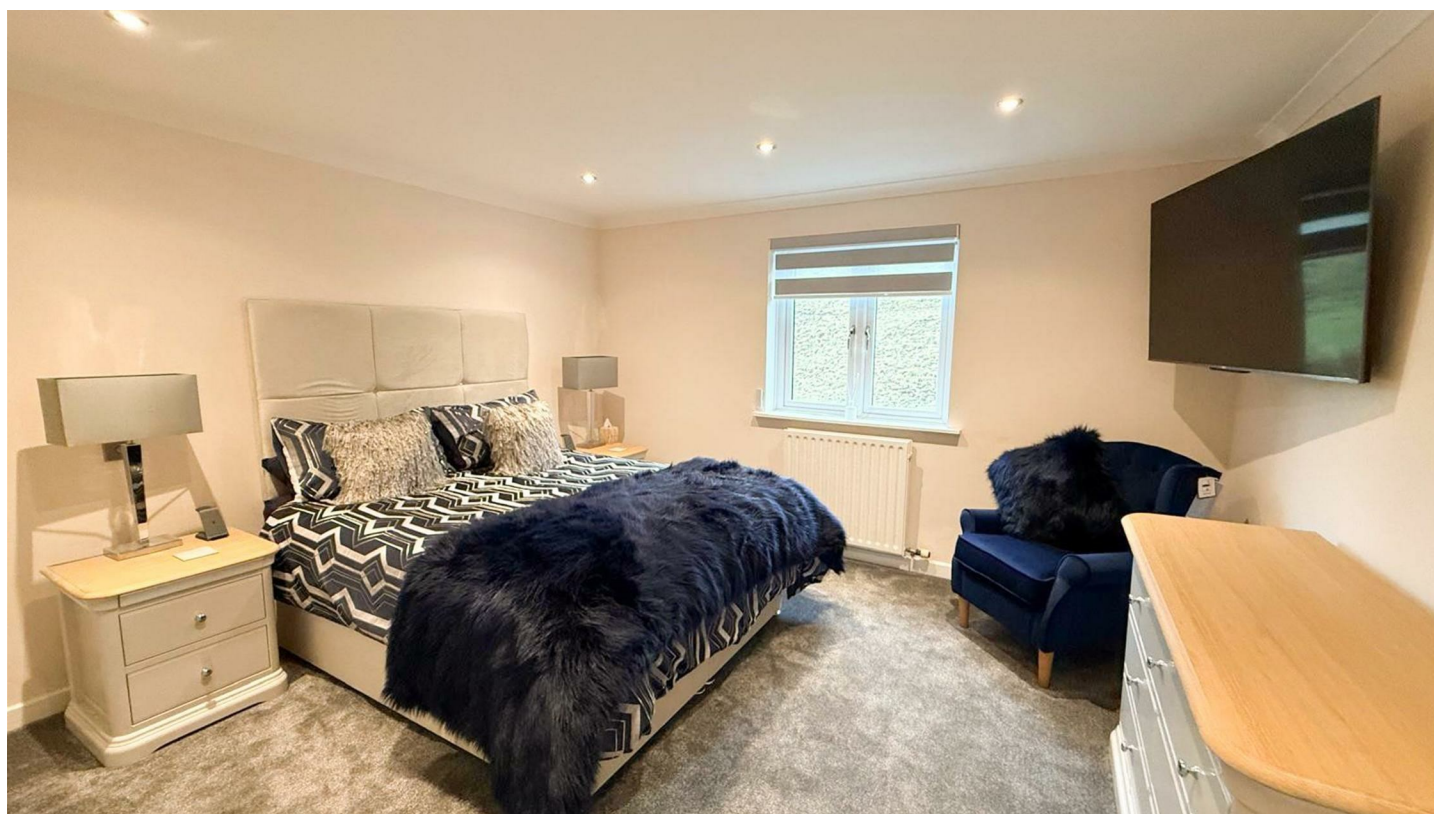
- THREE BED SEMI DETACHED
- GARDENS TO FRONT AND REAR
- GARAGE/OFFICE
- QUIET CUL DE SAC SETTING
- YORKSHIRE DALES NATIONAL PARK
- TWO BATHROOMS
- OFF ROAD PARKING
- NO CHAIN
- SOUGHT AFTER SCENIC AREA
- VIEWING A MUST!

Linton Falls, Skipton BD23 6BQ

Nestled within an EXCLUSIVE CUL DE SAC DEVELOPMENT in a picturesque location, this STUNNING THREE BEDROOM, stone-built country residence exudes CHARM AND SOPHISTICATION. Offering PRIVATE PARKING, GARAGE and GARDENS TO FRONT AND REAR. Early viewing is essential.



Council Tax Band: F



PROPERTY DETAILS

Nestled within an exclusive development in a picturesque village, this stunning three bedroom, stone-built country residence exudes charm and sophistication. The current owners have meticulously upgraded and transformed this already beautiful home, incorporating a state-of-the-art kitchen, electric blinds throughout and exterior sun canopies. Stylish contemporary fixtures and fittings blend seamlessly with the home's elegant décor, ensuring the highest standard of living.

Upon entering, a welcoming porch provides the perfect space for shoes and coats before leading into the magnificent open plan living and dining kitchen. This thoughtfully designed heart of the home boasts an impressive layout, with French doors opening to the rear garden and side access to the converted garage, which currently serves as an exceptional home office with additional storage area. The beautifully appointed sitting room features a striking recessed log burner within a feature fireplace and enjoys dual-aspect windows, flooding the room with natural light.

Upstairs, a spacious landing with a large airing cupboard leads to the master suite. The serene master bedroom offers delightful views over the rear garden and fields beyond, as well as a private dressing area and a luxurious four-piece bathroom. Two additional double bedrooms and a contemporary house shower room complete the first floor.

Outside, the property benefits from private parking and garage. While much of the garage has been converted for living or workspace, the front section provides invaluable storage. The landscaped gardens include a lawned area with a decked seating space and a pathway leading to the rear, where a private, enclosed paved garden is bordered by mature shrubs.

Situated in a quiet cul-de-sac of high-quality homes, the property enjoys a prime location near the renowned Linton Falls, surrounded by breathtaking countryside and scenic walking trails. The charming village of Grassington is just a short distance away, offering a variety of independent shops, cosy coffee houses, lively bars, and great restaurants. A calendar of events throughout the year ensures there's always something to enjoy. For additional convenience, the bustling market town of Skipton is only 9 miles away, providing excellent transport links to larger business centres.

This exceptional home combines the tranquillity of rural living with the convenience of nearby amenities, offering a lifestyle of unmatched quality for those seeking a country residence of the highest standards.



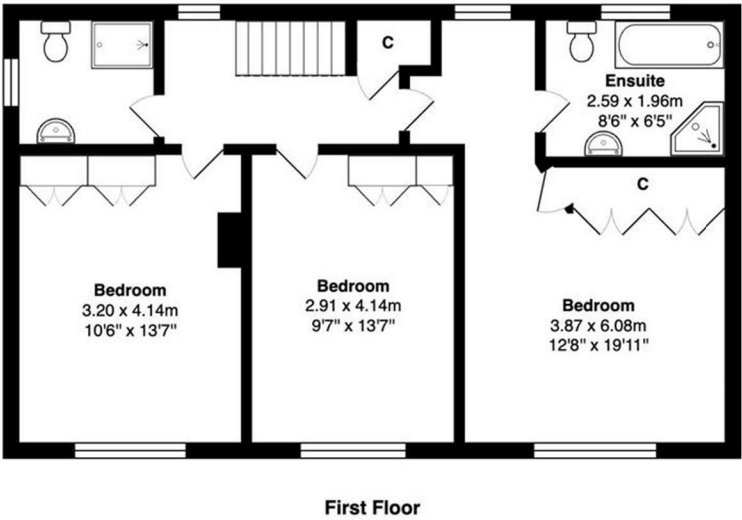
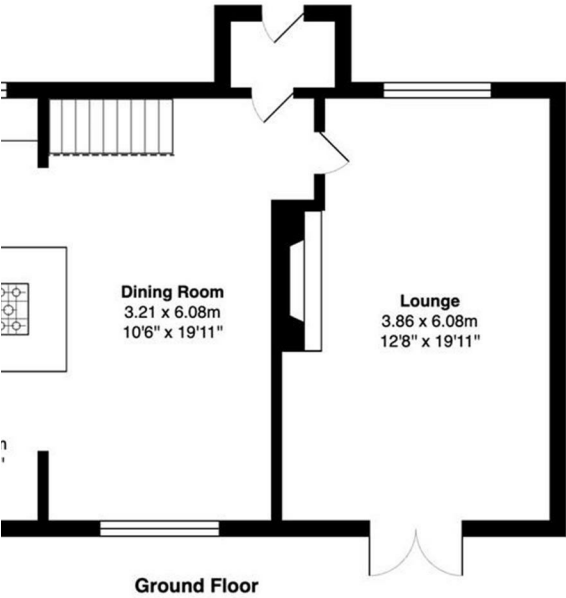
Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A			84	
(81-91) B				
(69-80) C		70		
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
England & Wales			EU Directive 2002/91/EC	



Total Area: 140.4 m² ... 1512 ft²
All measurements are approximate and for display purposes only