



STEPPING STONES BARN, STAINFORTH OFFERS OVER £295,000





STEPPING STONES BARN, STAINFORTH, BD24 9PF

Substantial, well-presented and maintained, 3 bedroomed barn conversion located in a superb and stunning position on the edge of the Village Green within this popular Yorkshire Dales village.

Contemporary style conversion with many interesting features evident and quality fixtures and fittings throughout.

Light and airy accommodation laid over two floors with spacious entrance hall with feature staircase to the first floor with open ceiling, three good sized, ground floor bedrooms, and well-appointed bathroom.

Spacious first floor, open plan lounge, modern kitchen/dining room with views and modern kitchen plus appliances.

Outside private garden area and parking.

Ideal property for family, holiday/second home, or investment.

No onward chain. Has previously been used as a holiday let.

Stainforth is a pretty, dales village sitting within outstanding accessible countryside approximately 3 miles from the market town of Settle. The village has a public house, church, and village hall. The cottage sits in an enviable position near to the village beck and the stepping stones.

This property is well worthy of internal inspection to appreciate the size, layout and position.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Hallway, 3 Bedrooms, Bathroom.

First Floor

Landing, Living/Kitchen.

Outside

Parking Area, Garden

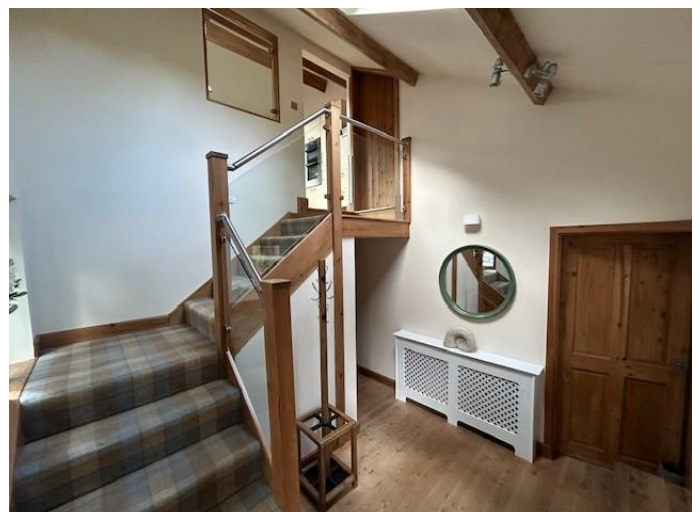
ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

10'5" x 10'6" (3.17 x 3.20)

With part glazed external entrance door, spacious hallway with feature staircase up to the first floor, radiator, open ceiling, two double glazed windows, under stair store cupboard housing electric cylinder, access to 3 bedrooms and bathroom.





Inner Hallway:

13'4" x 3'0" (4.06 x 0.91)

plus 8'5" x 5'4" (2.56 x 1.62) average.

With cupboard housing washing machine, and radiator.



Bedroom 1:

15'9" x 9'7" (4.80 x 2.92)

Large double bedroom with double glazed screen window with aspects over the village green, double glazed side window, recessed spotlights, radiator.



Bedroom 2:

10'9" x 10'0" (3.27 x 3.04)

To the middle, twin bedded room with double glazed window, radiator, and recessed spotlights.





Bedroom 3:

10'5" x 9'5" (3.17 x 2.87)

Double bedroom to the rear with double glazed window, radiator, and recessed spotlights.



Bathroom:

7'0" x 8'7" (2.13 x 2.61)

Very well-appointed bathroom comprising 4-piece white bathroom suite, bath with side taps, large vanity wash hand basin, WC with hidden cistern, shower enclosure with drencher shower over off the system, heated towel rail, double glazed window, tiled flooring, tiled walls to dado, recessed spotlights.



FIRST FLOOR:

Landing:

With Velux roof light, double glazed gable window, sloping ceiling, glass/wood balustrade, store cupboard off.

Living/Kitchen:

Lounge Side: 14'0" x 16'0" (4.26 x 4.87)

Open plan lounge/kitchen area with sitting area to one side, reduced eaves, Velux roof light, double glazed gable window, 2 covered radiators.



**Kitchen Side:**

14'0" x 10'0" (4.26 x 3.04)

Comprising a range of modern kitchen base units with complementary worksurfaces, 1½ bowl sink with mixer taps, built in electric double oven, electric hob and extraction hood, fridge freezer, dishwasher, wood flooring, Velux roof light.

**Outside:**

Parking area to the rear and gardens.

**Directions:**

Enter Stainforth Village off the B6479 at the first turning, go past the garage and take the next right turn. Follow the road around up to the green and the property is facing you at the bottom of the green.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Tenure:**

Freehold with vacant possession on completion

Services:

Mains water, electric and drainage, oil fired central heating.



Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

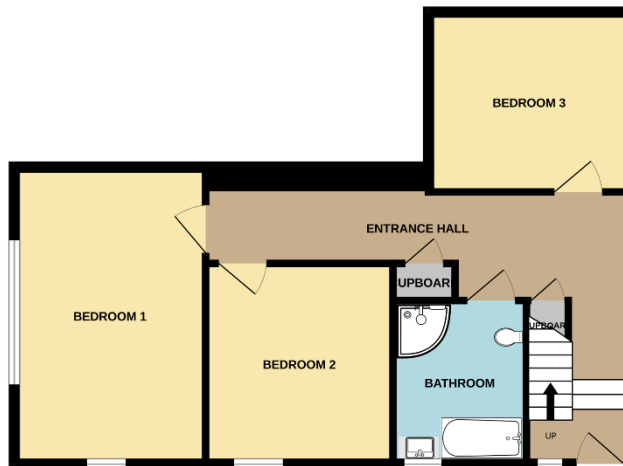
Council Tax Band 'D'

Energy rating	Valid until:	21 August 2030
E	Certificate number:	2728-4084-6208-7800-3260

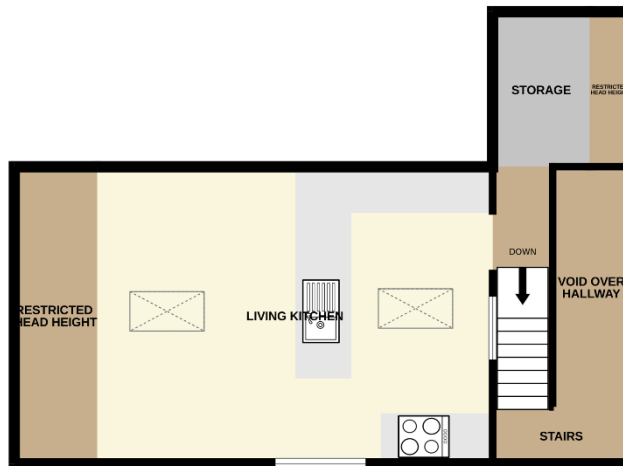
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	47 E	
21-38	F		
1-20	G		



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 by 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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