



## NAPPA MANOR BARN, NAPPA

£1,295,000







# NAPPA MANOR BARN, NAPPA, BD23 4LT

A stunning, 5 bedroom stone built barn conversion, situated in a picturesque hamlet on the Yorkshire Lancashire border.

This exceptional property, which was constructed by a reputable local builder and has a 12-year building works warranty with ABC, offers a unique blend of traditional charm and contemporary living making it perfect for families, equestrian enthusiasts or those seeking a multi-generational home.

Spacious light and airy accommodation with double glazed windows, a modern heating system with underfloor heating to the ground floor and cast-iron radiators to the first floor.

Quality fixtures and fittings throughout.

Outside, 3 stables and a tack room, large steel framed detached agricultural building, approximately 4 acres of agricultural land, planning approval for an annexe conversion and a triple garage offering flexibility for extended family or rental opportunities.

Extensive accommodation in a peaceful rural setting with excellent potential for a variety of lifestyles.

The property is located approximately 11 miles from the market town of Skipton which offers all local amenities and rail links to Leeds, Lancaster and Carlisle.

Viewing is highly recommended to fully appreciate all this property has to offer.

## ACCOMMODATION COMPRISES:

### Ground Floor

Entrance Hall, Utility Room, WC/Cloaks, Kitchen/Day Room, Lounge, Snug, Bedroom 6, Ensuite Shower Room, House Bathroom.

### First Floor

Landing, Master Bedroom, Ensuite Bathroom, 4 Bedrooms, Office.

### Outside

Spacious Gardens, Entertainment Patio Area, Parking for Several Vehicles, Outbuilding with Planning Permission to be Converted to Annexe, Plant Room, 3 Stables, Tack Room, Large Level Area, Detached Agricultural Building, approximately 4 Acres of land, ideal for equestrian or leisure use.

## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Hall:

7'6" x 11'10" (2.28 x 3.60)

Part glazed external entrance door, stone steps, recessed spotlights, stone flooring.





### Utility Room:

10'0" x 7'9" (3.04 x 2.36)

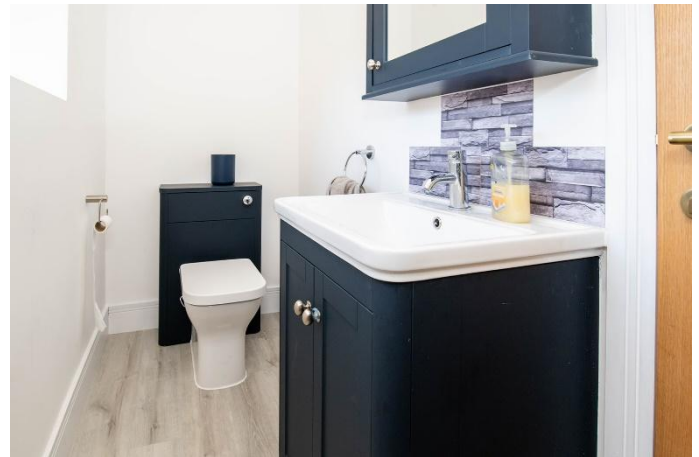
Range of base units with complementary worksurfaces, sink with mixer taps, upvc double glazed window, plumbing for washing machine.



### WC/Cloaks:

3'7" x 9'1" (1.09 x 2.76)

WC, vanity wash hand basin, upvc double glazed window.



### Kitchen/Day Room:

46'4" x 15'8" (13.81 x 4.77)

Very large room with feature open ceiling and exposed roof trusses/purlins, 2 Velux roof lights, extensive range of modern contemporary style kitchen base units with complementary work surfaces, large island unit with complementary work surface, drawers and breakfast bar. Tall units housing built in Hotpoint electric ovens, fridge freezer, built in dishwasher and wine cooler, double bowl sink with mixer taps, 2 upvc double glazed windows, wood flooring, 2 glazed oak double doors to the lounge.







### Lounge:

25'3" x 30'0" (7.69 x 9.14)

Spacious room, double glazed screen window, feature oak return staircase to the first floor with glazed sides, wood flooring, entertainment wall with TV recess, and flame effect electric fire.



### Snug/Bedroom 6:

12'0" x 23'7" (3.65 x 7.18)

Dual aspect with 2 upvc double glazed windows, wood flooring.







### **Ensuite Shower Room:**

5'0" x 9'9" (1.52 x 2.97)

3-piece bathroom suite comprising large shower enclosure with drencher shower off the system, vanity wash hand basin, WC, vertical radiator, recessed spotlights.



### **Playroom:**

15'7" x 11'0" (4.75 x 3.35)

Dual aspect upvc double glazed windows, meter cupboard.



### **Storeroom Off:**

5'1" x 5'0" (1.54 x 1.52)

## **FIRST FLOOR:**

### **Landing:**

30'7" x 3'3" (9.32 x 0.99)

plus 4'1" x 3'3" (1.24 x 0.99)

Access to 4 bedrooms, house bathroom and office, exposed roof timbers, Velux roof light.





### Master Bedroom:

20'9" x 12'0" (6.32 x 3.65)

Large double bedroom, open ceiling with exposed purlins, upvc double glazed gable window, 2 cast iron radiators, exposed roof truss.



### Ensuite Bathroom:

10'6" x 11'9" (3.20 x 3.58)

Large room with walk in shower enclosure with drencher shower over off the system, bath with side taps, vanity wash hand basin, low flush WC, Velux roof light, vertical radiator.



### Bedroom 2: to the front

11'6" x 11'8" (3.50 x 3.60)

Double bedroom, cast iron radiator, upvc double glazed window, 2 Velux roof lights.







**Bedroom 3: to the rear**

12'0" x 11'9" (3.65 x 3.58)

Double bedroom, cast iron radiator, Velux roof light.



**Bedroom 4:**

15'7" x 12'2" (4.75 x 3.70)

Double bedroom, upvc double glazed window, cast iron radiator.



**Bedroom 5:**

12'0" x 11'9" (3.65 x 3.58)

Double bedroom, upvc double glazed window, cast iron radiator.







### Office:

14'5" x 11'5" (4.39 x 3.48)

Arched window, exposed roof truss, part glass floor.



### House Bathroom:

4-piece bathroom suite comprising free standing bath, vanity wash hand basin, WC with hidden cistern, walk in shower, exposed wall & roof trusses.



### OUTSIDE:

Driveway access to hardstanding adjacent to the house with parking for several vehicles. Large patio areas, entertainment space, raised garden with walled boundary.







Detached outbuilding with planning for annexe.



Plant room, additional level parking area, 3 stables, tack room.  
Planning for detached garage.



Approximately 4 acres of agricultural land adjoining the property.



Detached steel framed agricultural building  
40'0" x 50'0" (12.19 x 15.24) with power, light  
and WC.







### **Directions:**

Leave Settle office on the A65 to Long Preston, in Long Preston take the A682 towards Gisburn, Nappa is located in approximately 4 miles, turn right to Nappa Manor Barn, a for sale board is erected.

### **Tenure:**

Freehold with vacant possession on completion

### **Services:**

Mains water and electric, septic tank drainage system.

### **Viewing:**

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

### **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.

### **Age:**

The property has just been constructed and signed off with the building inspector.

**N.B. the property has a 12-year building works warranty with ABC.**

**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.

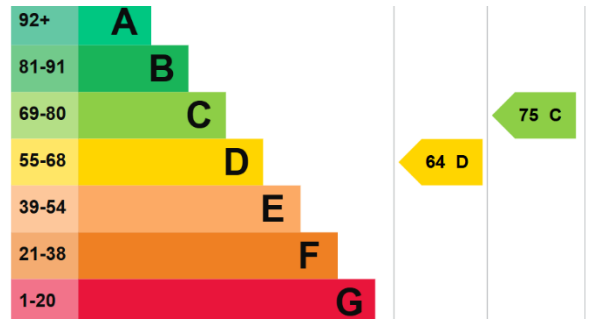
**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other 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.



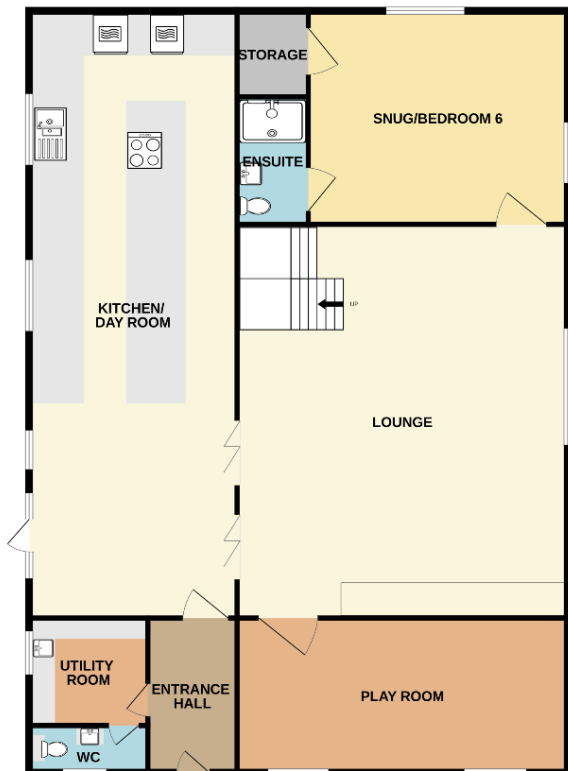


**Local Authority:**  
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
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BD23 1FJ

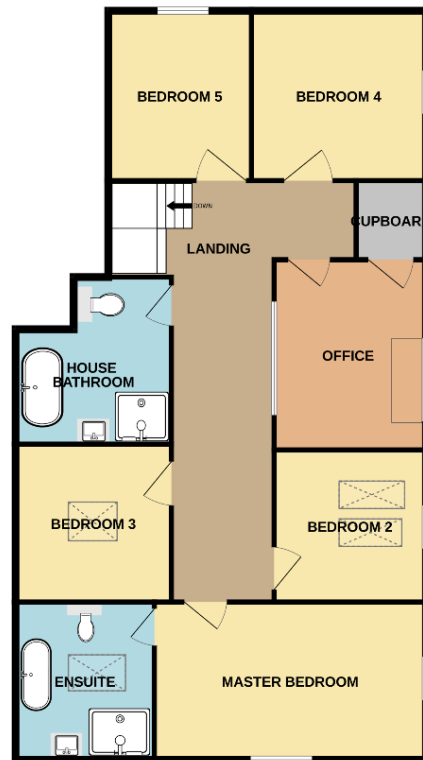
Council Tax Band 'F'



GROUND FLOOR  
2389 sq.ft. (221.9 sq.m.) approx.



1ST FLOOR  
1629 sq.ft. (151.3 sq.m.) approx.



TOTAL FLOOR AREA: 4018 sq.ft. (373.3 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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