



Croft Barn, Coniston Cold
£565,000





Croft Barn

Coniston Cold, near Skipton BD23 4EA

AN INDIVIDUAL FOUR/FIVE BEDROOMED STONE DETACHED HOUSE IN A GREAT LOCATION, SET WELL AWAY FROM THE THROUGH ROAD AND WITH MAGNIFICENT VIEWS ACROSS SURROUNDING OPEN COUNTRYSIDE. IN IMMACULATE ORDER THROUGHOUT, THIS IS A VERSATILE AND SPACIOUS HOME IN A SOUGHT-AFTER LOCATION AND WHICH OFFERS POTENTIAL FOR ACCOMMODATING A DEPENDENT RELATIVE.

Midway between Skipton and Settle, Coniston Cold is a rural village with its own Church and the much acclaimed Coniston Hotel & Country Estate with its recently-opened Spa and excellent dining and recreational facilities. Just a couple of miles down the road is the larger village of Gargrave with shops, doctors, railway station, primary school and sporting amenities, and there is a choice of secondary schooling at both Skipton and Settle. The good road network makes Coniston Cold a great choice for anyone wanting easy access to business cities combined with splendid scenery and walks on the doorstep.

Bordering open fields to two sides and with stunning long-range views, Croft Barn is presented in immaculate condition throughout and offers spacious and versatile accommodation which would also suit for including a dependant relative or teenager, with a 'bedroom suite' of two adjoining rooms upstairs. The property benefits from gas-fired central heating and hermetically-sealed double glazing, and briefly comprises:-

GROUND FLOOR

ENTRANCE PORCH Ceramic tiled floor. Radiator. Downlighting.

RECEPTION HALL Open return staircase to first floor with useful storage cupboard beneath. Radiator. Ceramic tiled floor.

CLOAKROOM Contemporary two piece white suite comprising low suite w.c. and hand basin on vanity unit. Extractor fan. Automatic light. Heated towel rail. Ceramic tiled floor.



SITTING ROOM 23' 05" x 18' 10" (7.14m x 5.74m) A lovely L-shaped room with cast-iron multi-fuel stove set into impressive stone surround on raised stone hearth. Two radiators in fretwork covers. Two windows to the south and two sets of patio doors to the east, one leading to the patio and the other to the Garden Room. Double doors also to:-

DINING ROOM 11' x 9' (3.35m x 2.74m) Wide pine floor boarding. Two radiators in fretwork covers. Fully-folding glass doors to:-

GARDEN ROOM 17' 02" x 9' 06" (5.23m x 2.9m) max. Exposed beams. Windows to three sides and velux roof windows. Garden door to the outside patio. Electric underfloor heating beneath ceramic tiled floor plus two radiators.

DINING KITCHEN 17' x 11' (5.18m x 3.35m) Excellent range of shaker-style wall and base units with beech-effect worktops incorporating double composite sink unit. Gas-fired midnight blue twin-hob Aga. Separate two-ring gas hob. Integrated appliances comprise:- Cuple combination microwave; Bosch refrigerator; Neff dishwasher. Rustic brick features to two walls. Ceramic tiled flooring. Downlighting. Ceiling coving. Stable door to rear.

UTILITY ROOM 8' 10" x 5' 06" (2.69m x 1.68m) Shaker-style wall and base units and stainless steel style sink unit. Plumbing for automatic washing machine and spaces for fridge and freezer. Radiator. Door to garage. Ceramic tiled floor.

FIRST FLOOR

LANDING Access to insulated and boarded roof space.

BEDROOM ONE 13' x 12' 01" (3.96m x 3.68m) Windows to two sides giving magnificent far-reaching views over neighbouring farmland. Radiator. Door to:-

EN SUITE SHOWER ROOM Three piece modern white suite comprising; corner shower; pedestal hand basin; low suite w.c. Heated towel rail (dual control, either from the heating system or independently electric). Downlighting. Ceramic tiled floor. Extractor fan.

BEDROOM TWO 13' x 10' 10" (3.96m x 3.3m) Fabulous views. Radiator. Door to:-

BEDROOM THREE/HOBBIES/PLAYROOM 15' 0" x 6' 2" (4.57m x 1.88m) plus full-width fitted wardrobes/cupboards and plus limited headroom space (NB: the actual floor area measures 15'0" x 9'4"). Access into the eaves giving excellent storage. Two velux roof windows. Radiator.

BEDROOM FOUR 11' x 9' 10" (3.35m x 3m) Radiator.

BEDROOM FIVE/STUDY 14' x 6' 08" (4.27m x 2.03m) plus walk-in wardrobe with fitted shelving. Radiator. Windows to two elevations, again giving fabulous open countryside views. Radiator.

HOUSE BATHROOM Four piece modern white suite comprising; roll-top claw-feet bath; corner shower cubicle; pedestal hand basin; low suite w.c. Ceramic tiled floor and half-tiled walls. Heated towel rail (dual control, either from the heating system or independently electric). Downlighting. Extractor fan.

OUTSIDE The property is approached by a hardcore lane (which is owned by the property from the start of the open garages), leading to a tarmac driveway edged by stone setts, giving parking for 3/ 4 vehicles and accessing the SINGLE GARAGE measuring 16'10" x 9'0" with up-and-over door, light/power supplies, gas-fired Worcester combination boiler (installed in 2015) and with courtesy door to the Utility Room. The gardens are a charming feature of the property, facing predominantly to the East and South and offering a high degree of seduction with a stone-flagged patio, level lawn, pond, rockery and well-stocked gravelled conifer beds, with stone boundary walling. The whole of the garden has been carefully and attractively planned but with a low maintenance requirement, including a piped irrigation system for watering.

SERVICES Mains electricity, water and gas are installed. Drainage is to a nearby septic tank, maintained by Yorkshire Water. Central heating is provided by a gas-fired radiator system from a Worcester combination boiler (installed in 2015) with supplementary electric underfloor heating in the Garden Room.

MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

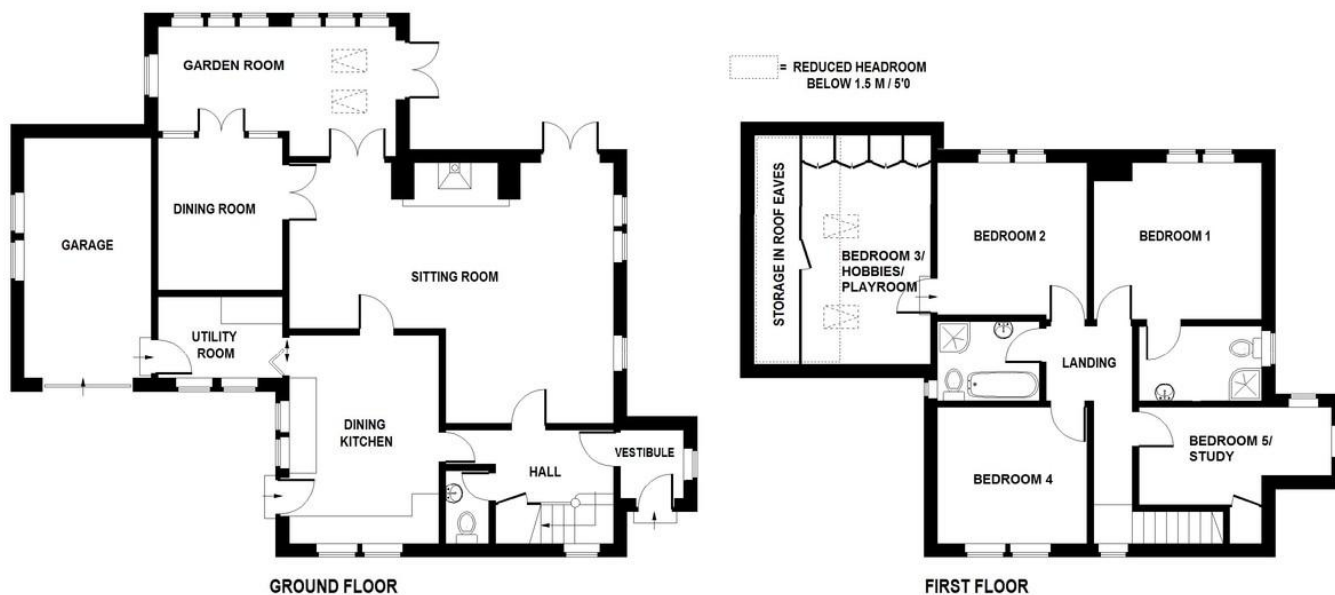
PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

COUNCIL TAX This property is in Council Tax Band G. For further details please visit the Craven District Council website.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

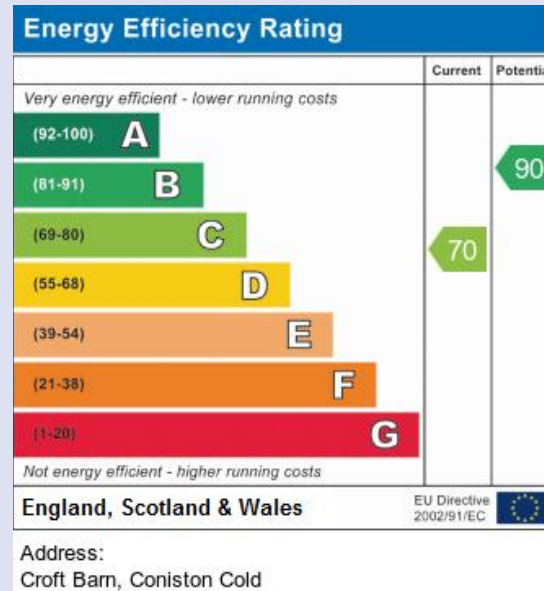
DIRECTIONS On entering Coniston Cold on the A65 from Skipton and almost opposite the right-hand turning to Bell Busk, turn left between Lowlands and Porch House, up the lane and before the cattle-grid bear left onto Croft Bam driveway. For Sale boards are erected.





CROFT BARN

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract.



**Dale
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.