



The Coach House, Stainton Cotes
£1,250,000

**Dale
Eddison**



The Coach House

Stainton Cotes

BD23 4EN

A WONDERFUL AND UNIQUE OPPORTUNITY TO HAVE YOUR VERY OWN GRAND DESIGN WITH THIS BRAND NEW CONVERSION CREATING A FOUR BEDROOM DETACHED FAMILY RESIDENCE IN A PRIVATE RURAL COMMUNITY IN CONISTON COLD. SET IN APPROXIMATELY 2 ACRES OF LAND, GARDENS AND WOODLAND.

A substantial and impressive detached residence was constructed from new in 2012 as an annexe to serve the main house with planning permission for its conversion into a single dwelling in 2019. Approximately 3660 square feet with four double bedrooms all with en-suites, two dressing rooms and stunning views complete the first floor. The ground floor enjoys vast open plan living with a 1909 handmade kitchen, feature staircase with gallery landing area and sitting and dining areas to enjoy the best of the garden views. Anticipated completion before the end of 2021.



Stainton Cotes is an exclusive residential hamlet situated approximately 1 mile from Coniston Cold. 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.

PLANNING Planning application No. 2019/20740/FUL. The approved planning design will provide the below accommodation:

This unique property is to be meticulously renovated to a high standard and finish. Enjoys a Control 4 LED lighting smart system and music system throughout. Benefitting from new Timber double glazed windows, limestone floors and an oil fired central heating system. The property is described in brief below :-

GROUND FLOOR

OPEN PLAN LIVING Light floods through this ground floor with beautiful full size patio doors to the front and side and windows and bi-fold doors to the rear.

Entering this vast open plan space directly into a grand Dining Hall with a Family Room to the right with a media wall to entertain the whole family.

Leading onto the large bespoke handmade 1909 country family kitchen.

To the left of the Dining Hall is a large formal Sitting Room that will be perfect for family gatherings and movie nights.

A further seating area is saved to enjoy all the garden and woodland have to offer situated to the rear of the property with bi-fold doors letting the garden come in.

A utility and downstairs cloakroom finish off the ground floor living space.

LANDING A feature staircase with gallery landing allowing all the light from below to flood the first floor.

FIRST FLOOR

BEDROOM AND BATHROOM ACCOMMODATION The first floor greets you via the large gallery landing with feature window and boasts beautiful exposed roof trusses. Four really generous sized bedrooms all with en-suite bath/showers and two with dressing areas. Views across the gardens and woodlands.

OUTSIDE To the rear of the property is a good sized paved courtyard perfect for alfresco dining and enjoying the beautiful views and wildlife on offer. A fabulous stone wall surrounds the garden and a gate to the side of the property keeps it private and secure.

A large lawned area leads you to the surrounding woodland perfect for the growing family to enjoy.

The front of the property welcomed by lovely iron gates and a huge parking area again encased with a feature stone wall and established gardens and woodland to the side.

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.

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 property will not be marked as sold subject to contract until appropriate identification has been provided.

FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you chose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

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

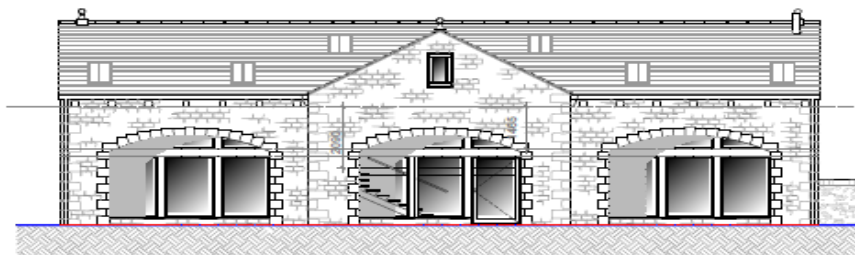
Saturday: 9.00am - 4.00pm

Sunday: 11.00am - 3.00pm

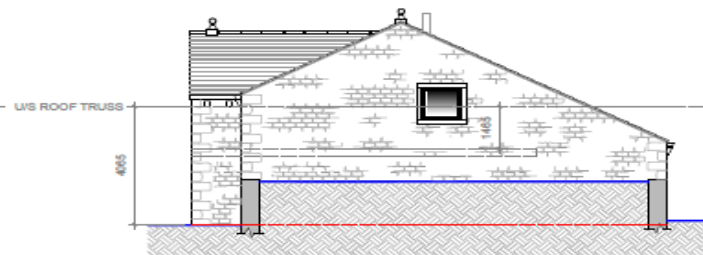
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

DIRECTIONS On entering Coniston Cold on the A65 from Skipton, take the left hand turn signposted Craven Country Ride. Follow the road past the stables until it forks. Take the left hand fork and follow all the way round where you will see Stainton Cotes Manor on the right, continue on the road and the conversion can be found directly in front of you.

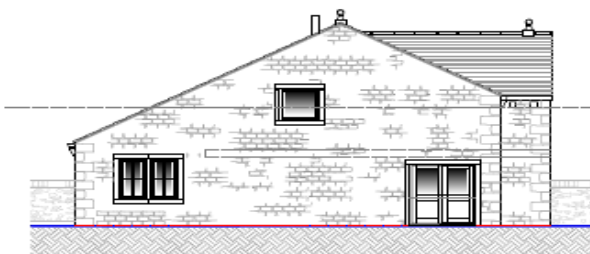




East Elevation



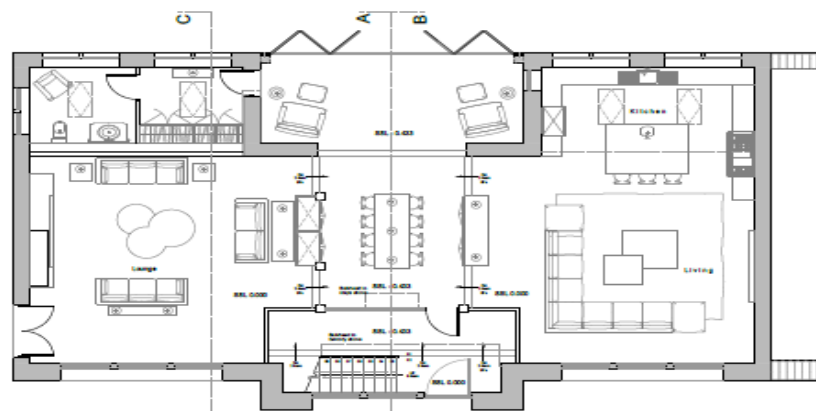
North Elevation



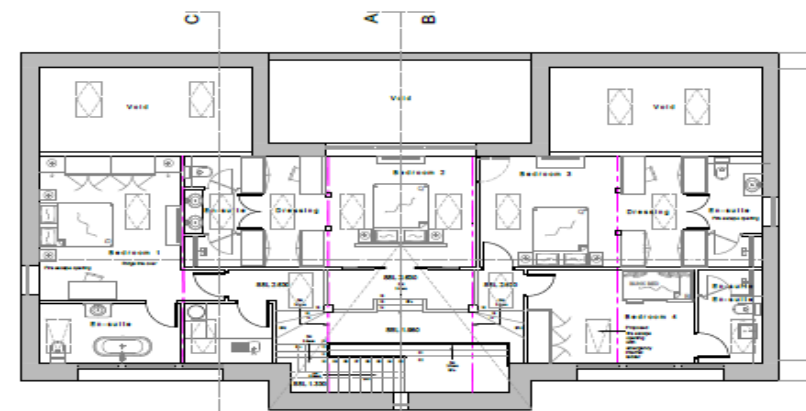
South Elevation



West Elevation



Ground Floor Plan (Option 4)



First Floor Plan (Option 4)

**Dale
Eddison**

SKIPTON OFFICE

84 High Street

Skipton

BD23 1JH

01756 630555

skipton@daleeddison.co.uk

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.