



**CROFT BARN
KILDWICK**



**A HIGH CALIBRE 4/5 BEDROOMED
BARN CONVERSION STANDING WITHIN
BEAUTIFUL GARDENS WITH FANTASTIC
ELEVATED VIEWS SITUATED IN THE
FASHIONABLE VILLAGE OF KILDWICK**

PRICE: £795,000

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Occupying a larger than average plot including magnificent gardens with fabulous elevated views and forming part of Kildwick Grange, a highly regarded enclave of dissimilar period properties, this individual barn conversion extends to approximately 2350 sq ft of versatile 4/5 bed roomed family accommodation containing an abundance of lovely original features throughout.

The layout lends itself well to a variety of purchasers, briefly including: a farmhouse style Dining Kitchen, Utility & Cloakroom, a fabulous open plan Living Room & Dining Area (with standout features being an Inglenook fireplace and barn door window), a large Study or optional 5th Bedroom and a Garden Room on the west side. The first floor provides 3 or 4 Bedrooms (one is currently used as a Sitting Room), an En-Suite and a luxury House Bathroom, all being configured around an impressive vaulted gallery landing with exposed beams & roof trusses.

Kildwick is a very well respected village known for boasting enviable southerly views across the valley and having an excellent primary school, the recently re-opened White Lion pub & popular rural walks virtually on the doorstep; also being well connected via train stations in nearby Cononley or Steeton with excellent links to the larger towns & cities of Skipton, Keighley, Leeds & Bradford.

Approached via a cobbled driveway providing excellent parking, closer inspection is strongly advised, with the accommodation in more detail comprising:

TO THE GROUND FLOOR

Part glazed doors on 2 sides to:

DINING KITCHEN: 18'8" x 13'0" with range of bespoke handmade wall and base units with solid wood worktops, Belfast sink, oil fired Aga in cream, integrated dishwasher, tiled floor, beamed ceiling with spotlights, feature exposed stone wall, windows on 2 sides and step up to:



HALLWAY: 11'9" x 8'4" with open staircase to the first floor, part glazed external front door, exposed stone wall and inner hall with fitted cupboards.

UTILITY: 7'0" x 5'1" with oil fired boiler, water filter, tiled floor and washer plumbing.

CLOAKROOM: with low suite w.c, wash hand basin, tiled floor and 2 wall light points.

LIVING ROOM & DINING AREA: 29'5" x 19'7" a lovely open plan room including an Inglenook fireplace with multi-fuel stove, beamed ceiling, exposed low level stone seat/display, 5 wall light points and step up to a generous dining area with a feature barn door window, staircase to a gallery landing and further lobby 10'2" x 5'0 leading to:

STUDY / BEDROOM 5: 14'9" x 9'6".



GARDEN ROOM: 10'4" x 10'0" with beamed ceiling, Oak flooring, feature stone wall, windows to 2 sides and glazed external doors.

TO THE FIRST FLOOR

GALLERY LANDING: with vaulted ceiling with exposed beams and inner landing at a slightly lower level with second staircase to the living room and feature windows with stone sills.



MASTER BEDROOM: 14'5" x 10'0" with exposed beams, feature stone wall and long distance views.



EN-SUITE: 9'11" x 5'9" comprising shower enclosure with dual heads, low suite w.c, wash hand basin in vanity unit, part tiled walls, beamed ceiling, Velux window and airing cupboard.

BEDROOM 2: 15'5" x 9'11" with vaulted ceiling with exposed beams and windows on 2 sides.

BEDROOM 3: 14'8" x 10'11" (max) with vaulted ceiling with exposed beams, fitted cupboard and 2 windows overlooking the garden.

SITTING ROOM / BEDROOM 4: 18'11" x 13'2" a versatile room with vaulted ceiling with exposed beams, mullioned windows on 3 sides with far reaching views, sold fuel stove on stone hearth and 2 wall light points.



HOUSE BATHROOM: 10'4" x 9'1" with stylish 4 piece suite comprising roll edged bath, shower enclosure, wide wash hand basin, low suite w.c, Travertine tiles walls & floor, small nook window, fitted cupboard, chrome heated towel rail, access to roof void and Velux window.

TO THE OUTSIDE

A shared driveway leads to a private gated entrance with a private cobbled driveway providing generous parking for several cars, being enclosed by high level stone walls with established borders. There is also a lovely mixed level flagged patio to the front and a mixture of flowerbeds.

A secure gates gives access to a magnificent garden to the side & rear including beautifully maintained lawns, established borders, stone patios, fruit orchard and a greenhouse; the whole enjoying fabulous elevated views across the Aire Valley.

SERVICES: Mains electricity is connected to the property. Water is from a private borehole. Drainage is to a septic tank. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX BAND: Band G levied by Craven District Council.

POST CODE: BD20 9AD

Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.



TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, Messrs. Wilman and Wilman on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information. Please note we are joint Agents with Messrs. Harrison Boothman of Skipton.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

