



**CROWN HOUSE
SKIPTON ROAD
CONONLEY**



AN INDIVIDUAL PERIOD DETACHED FAMILY HOME WITH 4 DOUBLE BEDROOMS AND LOVELY RURAL VIEWS SITUATED IN THE POPULAR VILLAGE OF CONONLEY

PRICE: £509,950

8 Main Street, Cross Hills, Keighley BD20 8TB
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Constructed in random Yorkshire stone and possibly dating back in excess of 200 years, this deceptively spacious detached property has an **interesting history, once forming The Crown Inn public house**; the whole now extending to **approximately 1700 square feet** (plus 2 useful cellar rooms) with a **quirky layout covering alternating floor levels** briefly including **2 Reception Rooms, 4 Double Bedrooms, a Secret Drawer Kitchen, a Study or 5th Bedroom** and a **En-Suite Shower Room**.

The property is **beautifully maintained and includes high quality Bathroom fittings which have recently been improved**, but also retains many traditional features including **attractive beams, panelled doors and a feature stone fireplace with a multi fuel stove** combined with the modern comforts of double glazing & gas fired central heating (with all mains services connected to the house).

Cononley is a sought after semi rural village locally known for having a **highly acclaimed primary school and a train station providing excellent network links**; also being well placed just outside Skipton with a **choice of popular country walks virtually on the doorstep**.

Crown House boasts **fantastic views from easily maintained gardens on 2 sides** and will appeal to **purchasers searching for somewhere a little different**, with the accommodation in detail comprising:

TO THE GROUND FLOOR

Original panelled door to:

ENTRANCE VESTIBULE: 3'11" x 3'6" with tiled floor and glazed & panelled inner door to:

DINING ROOM: 21'4" x 12'8" with Oak flooring, feature stone fireplace with cast iron multi fuel stove, exposed beam, timber panelled ceiling, windows on 2 sides (one with wooden shutters), under stairs store cupboard, double doors to cellars, steps up to the mid floor level and 2 steps up to:



SITTING ROOM: 21'1" x 12'5" with Oak flooring, coal effect gas fire with marble hearth and Oak surround & mantel, fitted matching TV cupboard, exposed beam, 2 windows to the gable end with wooden shutters and glazed double doors to:

PORCH: 4'9" x 3'10" with tiled floor, wall light, side windows and panelled external door.

BREAKFAST KITCHEN: 20'0" x 8'9" with bespoke Secret Drawer units hand painted in Elephant's Breath, contrasting granite worktops, stainless steel sink unit, Rangemaster oven with 5 ring gas hob, concealed extractor hood, integrated dishwasher & bin, additional tall cupboards, tiled floor, ceiling downlights, space for a table and views over fields.

LOBBY: 6'5" x 3'9" at a slightly raised level with staircase to the first floor.

LUXURY BATHROOM: 13'1" x 7'10" (max) with stylish 4 piece suite comprising freestanding roll edged bath, low suite w.c, wide wash basin with drawers under & matching tall cupboards, large shower enclosure with sliding glass door, chrome ladder radiator (and additional vertical radiator), tiled floor, part tiled walls, ceiling downlights, extractor fan and window with frosted glass.



STUDY / BEDROOM 5: 10'4" x 6'3" (average).

TO THE FIRST FLOOR

BALCONY LANDING: 12'4" x 6'6" x with exposed beam, access to roof void and window with shutters & views towards Bluebell Woods.



MASTER BEDROOM: 17'1" x 10'5" with range of fitted wardrobes, ceiling downlights and views over space fields.

EN-SUITE: 8'1" x 6'0" (max) with contemporary 3 piece suite comprising tiled shower enclosure with sliding glass door, low suite w.c, wash hand basin with drawers under, part tiled walls, tiled floor, modern towel radiator, extractor fan and ceiling downlights.

BEDROOM 2: 14'3" x 9'1" with exposed beam, fitted wardrobe and similar views to bedroom 1.



RASIED INNER LANDING: 10'3" x 3'2" leading to:

BEDROOM 3: 12'9" x 10'4" with exposed beam, original cast iron fireplace and lovely hilltop views.



BEDROOM 4: 10'4" x 9'6" (plus mezzanine store area above the landing) with exposed beam and similar views to bedroom 3.

THE LOWER GROUND FLOOR

CELLAR 1: 12'4" x 10'0" with Belfast sink, Ideal boiler, washer plumbing, space for white goods, window & original panelled door to the rear patio garden.

TO THE OUTSIDE

There is a part flagged/majority shaped lawned garden to the side with raised beds containing mature shrubs enclosed by stone walls and timber gate.

Stone steps lead down to a flagged patio at the rear with a cold water tap, access to the cellar, 2 gates onto Shady Lane and a pebbled area with log & bin stores.

There is also a stone **WORKSHOP / GAMES ROOM:** 13'0" x 13'0" (beneath the study & bathroom) with half glazed uPVC doors, power & light.



SERVICES: Mains electricity, gas, water & drainage are connected to the property. The heating/electrical appliances and any fixtures & 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 E.

POST CODE: BD20 8NH

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.

PRICE: £509,950

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

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

