



The Brow, Lothersdale

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EXCLUSIVE

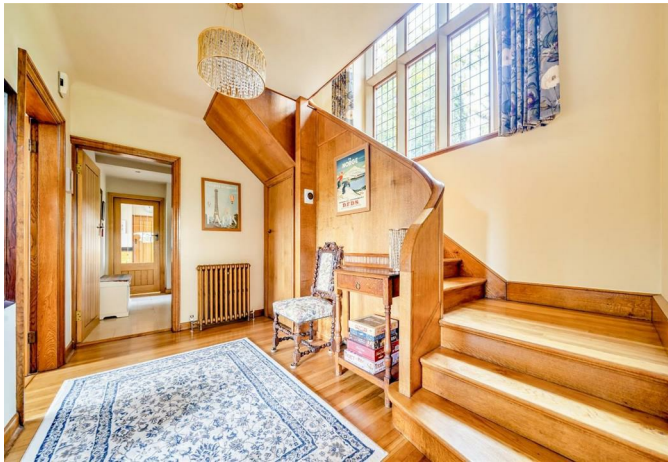


The Brow, Lothersdale

This magnificent stone built family home is set in the most delightful position, with superb views, on the edge of the village. Constructed for a local family in 1938 from Yorkshire stone, and with a stone slate roof. Retaining much of the charm of this period including a splendid oak staircase, oak floors and exposed-stone mullion windows, including some magnificent bay windows with superb long distance views. The property benefits from oil fired central heating, cavity insulation and increased insulation to the ground floors and loft. The south and west elevation also benefit from a triple skin wall. The windows to the westerly gable have recently been replaced with bespoke Accoya units by local firm Carrs of Skipton.

This handsome property sits in well stocked and manicured very private gardens, featuring a superb south facing sun terrace. Remote-control gates lead to parking for 8+ vehicles, and space to construct a large garage if required.

If the house and the gardens were not enough, the views have to be some of the best in the area, being set in an elevated position looking across open farmland in three directions and to the north the steeple on the church. A beautiful property in beautiful gardens in a beautiful location. If Lothersdale is within your area, this property is one that you must visit. The village is just a 10 minute drive to the market town of Skipton and an excellent transport system. The village pub has an excellent reputation for food and hospitality, and the Primary School is OFSTED outstanding. Walks on the doorstep in any direction.





• A spacious reception hall having an oak door off the driveway, on to travertine flooring, and with a bespoke fitted boot cupboard. Leading to an inner hall with polished oak flooring and original art deco staircase rising to the first floor, and a magnificent cloakroom suite with original tiling to the walls and floor. A side entrance vestibule with timber panel walls leads to an oak door giving access to the gardens.

•• Reception room 1 provides ample space for a couple of sofas and armchairs set round a hand carved stone fire place set into an oak paneled recess, and encompassing a wood burning stove. A beautiful room with a superb curved bay window, offering uninterrupted views on to farmland and the hills.

••• Reception room 2 used as a study and library, and again with fantastic views from a mullioned, full width window. Having ample space for sofas, and featuring a Minister-style stone fire place encompassing a wood burning stove. With polished oak flooring.

•••• The generous-sized dining- kitchen has an excellent range of Clive Christian oak units with granite and Corian worktops, Travertine flooring and an EVERHOT 150i range cooker with induction hobs and hot plates. A double

Belfast sink sits below a large double glazed window looking onto the front gardens. To the dining end, French doors with side windows provide access on to the substantial sun terrace and magnificent views while dining or preparing food in this impressive dining kitchen, with recessed lighting and the original servant call system. Off from the dining-kitchen there is a modern utility room with a range of base and wall units with worktops, Miele American-style fridge and freezer, integrated dishwasher, microwave /oven and a wine fridge. A purposeful utility room with travertine tiled floor and excellent natural light from dual aspect windows.

Reception room 3 is a substantial space that is currently used as a children's playroom / television room. Perhaps a fifth bedroom on the ground floor or a dependents granny flat. Having mullioned windows to the front, and two large windows to the side.

••••• From the superb Art-Deco staircase with mullioned window, an oak floored landing provides access to the four bedrooms, house bathroom and a large walk-in wardrobe / storage room. The principal bedroom is of excellent proportions with a range of high quality bespoke oak fitted furniture to include wardrobes cupboards and dresser units. A superb mullioned bay window offers fantastic long-distance views across the valley, and with a dual aspect from windows to the gable end. There are two further double bedrooms to this south elevation both of good proportions and commanding long distance



views. The fourth bedroom to the eastern gable is a smaller double, also enjoying superb views. The house bathroom has been refurbished to a high standard and is of generous proportions, incorporating a substantial bath, Vernon Tutbury period style wash basin, matching WC and with the added benefit of a separate shower enclosure. Having recessed lighting, tiled flooring and with a large airing cupboard. The loft space provides vast amounts of storage.

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The property is approached off the village road through a pair of remote-control timber gates, leading to substantial parking areas running round a well stocked central garden island. With well stocked borders and lawn areas providing an attractive approach to the main entrance of the house and side gardens leading to a substantial timber workshop/shed with built in log store. To the rear, there is a superb stone flagged sun terrace stretching the full length of the house with fine views, leading to further side gardens. Below the sun terrace there are recently re-designed and expertly landscaped gardens and a further terrace, by highly regarded local landscaper, Thomas Moore. Pathways and steps lead down to the southern boundary passing a mixture of specimen trees, shrubs and hedging. Perfect for wildlife.

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The property has mains drainage and mains electric, a private spring-water supply, and has oil fired central heating. A more recently fitted dual zone NEST



system enables remote control via a smart phone. The property is also fitted with a wireless intruder alarm system, and external power points.

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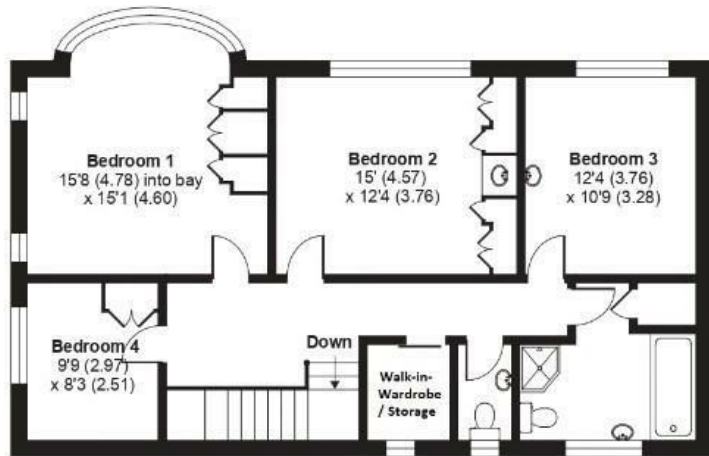
Lothersdale is a small village and civil parish in the Craven district of North Yorkshire, England. Situated near Skipton and located within the triangle formed by Skipton, Cross Hills and Colne, it is a small community of about 200 houses. Local amenities include a delightful community run park, church, pub, village hall, and excellent primary school. The Pennine Way runs through the village. A large area at the far end of Lothersdale is known as Raygill. This is home to Raygill Lakes which offers year-round trout, pike and coarse fishing on 4 beautiful scenic lakes. Local supermarket and amenities are just 3 miles away in Cross Hills, and Cononley train station at 2.3 miles, connects to Skipton, Leeds, and Bradford. Skipton, just 6 miles away, is a thriving market town with a wide variety of shops, schools along with national rail and coach links. Leeds City Centre and Leeds/Bradford Airport - 27 miles away, central Manchester - 40 miles away and Windermere in the Lake District - 50 miles away.



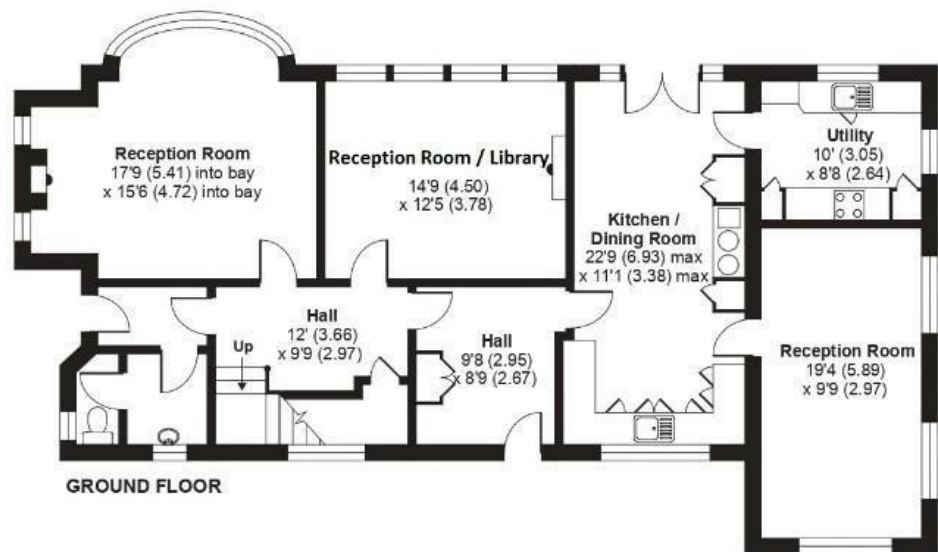
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FIRST FLOOR



GROUND FLOOR

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