



Kirk Lea House, Long Preston

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EXCLUSIVE



Kirk Lea House is a historical, signature property set in the heart of the Yorkshire Dales in the sought after village of Long Preston. Completely renovated and refurbished in 2012 to a very high standard, and more recent works include refurbishment of the timber floors, and tiled floor in the hallway, all to provide modern living yet retaining many period features.

Kirk Lea House offers a rare opportunity to annex part of the house for an independents living, or as a perfect holiday let / Air B & B providing an income.

The house has been decorated throughout in 2022, and new hard-wired CCTV installed in 2022 covering both inside and out, along with an upgraded intruder alarm system which is App controlled.

Planning has recently been obtained to extend the dining-kitchen out into the courtyard.





RECEPTION HALL

Approached off the flagged fore-gardens through a timber and double glazed door into an attractive reception hall with feature period floor tiling and with oak staircase rising to the first floor. Having recessed lighting, heating radiator and a built in cupboard housing one of the property's two combination boilers.

BOOT/CLOAKROOM

Off the reception hall with solid flooring providing a useful space to store coats, boots and outside gear as well as incorporating a dual flush WC and wash basin with splash-back. Having chrome wall mounted heating radiator, extractor fan and space for a fridge/freezer, and plumbing for a washing machine.

LIVING ROOM

Beautifully presented and square shaped in layout, allowing ample space for a couple of sofas and sitting room furniture, centered around a Victorian period fire place with open grate and attractive period tiled inset and hearth with timber surround. Having natural light from a double glazed Georgian window, looking through the garden room onto the beautifully landscaped outside space. With exposed roof timbers, wall lights, double panelled heating radiator, timber and double glazed door into the garden room.



GARDEN ROOM

A more recent addition, a contemporary and beautifully designed space connecting the outside areas to the main house. Featuring full width, high quality, glazed sliding doors looking out onto the hard landscaped courtyard, with stone flagged floor, exposed stone walls and providing ample space for a dining suite or sitting furniture. Currently used as a home gym.

DINING-KITCHEN

A spacious and light dining kitchen with two Georgian style double glazed windows to the front of the property and a splay bay vestibule with double glazed door and windows looking out onto the rear courtyard. Incorporating a kitchen and dining end, with quality timber flooring, recessed lighting and exposed roof timbers. To the kitchen area there is a range of shaker style base and wall units including glass fronted display cabinets with brush steel handles and with quality walnut effect worktops over. An excellent range of cupboards and drawers provide good storage with integrated appliances including a fridge freezer, full size dishwasher (2022), under-mounted twin oven & grill, induction hob (2022), canopy / extractor hood over. With tiling between the worktops and wall units and also into the window sills and with a one and a half bowl sink having contemporary lever mixer tap. Open to the dining room with a small peninsular breakfast bar area. At the dining



end there is ample space for an 8 person dining suite with good natural light to this area from the previously mentioned windows and vestibule and with two double panel heating radiators and a coconut mat area protecting the floors from the entrance vestibule. Planning is now in place to extend this dining area into the courtyard.

REAR ENTRANCE HALL

Approached from the reception hall via an open archway into a rear reception hall with ledged understairs door giving good storage and also incorporating the second boiler to the property (thus making this an independent unit). With return staircase rising to the first floor and being open plan to a second kitchen / utility. (We are now in what was originally 19b, the house being originally two properties and could easily be converted back into a holiday let or granny annex).

RECEPTION ROOM 2

Reception room 2, currently used as a second sitting room is of good proportions with natural light from two double glazed, sliding sash windows with secondary glazing to the front. Ample space for a couple of sofas centred around a wall mounted recessed television area and with a recently installed wood-burning-stove, set on a stone hearth. With attractive



exposed stone illuminated display alcoves, wall light, exposed roof timber and double panel radiator.

KITCHEN 2 / UTILITY

Finished in exactly the same style and quality as the main kitchen, with a range of shaker style base and wall units and finished in soft cream with brushed steel handles and walnut effect laminate worktops over. A full size and practical kitchen with under mounted fan oven, four ring hob and canopy extractor hood over and space and plumbing for a washing machine and tumble dryer. A single bowl sink sits below a Georgian double glazed window looking over one of the Village greens and with a timber and glazed door giving access to the side gate and flagged footpath. There is space for hanging coats over a double panel heating radiator, built in coconut matwell, recessed lighting and intruder alarm panel.

MAIN LANDING

Approached from the oak staircase out of the reception hall onto a spacious landing with feature exposed king truss and return balustrade to the staircase. Loft hatch with drop down ladder gives access to the loft.



ATTIC ROOM

Approached from the drop down ladder off the landing, a fully functional attic space, currently used as a home office with ample space for desk and office equipment as well as excellent storage for seldom used household items. With two partially exposed trusses and perkins and with matchboard ceiling and walls, overhead lighting and carpeted throughout. A very useful additional space.

MASTER BEDROOM

Set to the rear of the property, a beautifully presented main bedroom with ample space for a super-king size bed and side tables, along with fitted or freestanding furniture. Featuring an exposed king truss and with a pleasant outlook onto the rear courtyard from a Georgian double glazed, sliding sash window. Having heating radiator and ceiling fan.

EN-SUITE SHOWER ROOM

A boutique style shower room finished with high quality tiling, being full height to the shower area and reducing to half height to the remainder with an attractive Listello. Featuring a large shower enclosure with sliding glass doors incorporating a thermostatic shower and with dual flush wc and wall mounted wash basin with lever tap. Having recessed lighting, large fitted mirror fronted vanity cabinet, chrome heated towel radiator, extractor fan and quality laminate flooring.

BEDROOM 2

A further double bedroom, this time at the front of the property, with sliding sash double glazed Georgian style window looking out over the Green and Maypole. Of excellent proportions including space for a king size bed, desk area and fitted or free standing furniture. With television point and heating radiator.

BEDROOM 3

Currently used as a very large walk-in dressing room, but certainly a good size single bedroom if required. With a range of full height fitted wardrobes with hanging space and storage and also having a range of built in cupboards and display shelving. Natural light from a Georgian sliding sash window to the front of the property with secondary glazing, window seat and heating radiator.

HOUSE BATHROOM

Again finished in a modern boutique style with contemporary tiling to the walls, including full height to the corner bath area, with the bath having a mixer lever tap and seat. Over the bath there is a thermostatic shower, dual flush wc and wall mounted wash basin with lever tap. Having light points over the basin area, again a fitted mirror fronted vanity cabinet and with quality laminate flooring, recessed lighting, chrome ladder style heating radiator and fabulous exposed king truss.

FIRST FLOOR

STAIRCASE AND LANDING 2

An attractive return staircase, with double glazed Georgian style sliding sash window on the half landing, bringing in good amounts of natural light to this beautiful original return staircase. At the head of the stairs the landing splits two ways.

BATHROOM 2

Again with a corner bath with built in seat and thermostatic shower over. Having full height contemporary tiling to the bath walls, reducing to half height tiling to the wall mounted basin with lever tap and having a dual flush wc. With recessed lighting, fitted mirror fronted vanity cabinet, contemporary wall light points, chrome plated heating radiator and an extractor fan.

BEDROOM 4

By number only and not by size, this is a double bedroom with a pleasant outlook onto the Maypole Green from a sliding sash window with secondary glazing. Ample space for a king-sized bed and furniture with heating radiator and curved wall leading back to the bathroom.

BEDROOM 5

The fifth and final bedroom in the property, again a double, currently set up as a snug but with ample space for a double bed and bedroom furniture. With a lovely outlook onto the Village Green from a double glazed sliding sash window with heating radiator below.

OUTSIDE

To the rear of the property there are spacious hard landscaped courtyard areas, laid to quality stone flagging and incorporating a generous size pergola, providing a delightful alfresco dining area for guests and everyday dining. With attractive tall stone garden walls much of which has been repointed in 2023, offering protection and privacy from the Settle Road. There is ample storage for outdoor gear in a row of low level storage units, as well as a BBQ area, built in outdoor seating and with access into the property through the dining-kitchen vestibule or the garden room. A contemporary outside space but with the feel that you are at a period property. CCTV covers the garden area and both front and side doors.

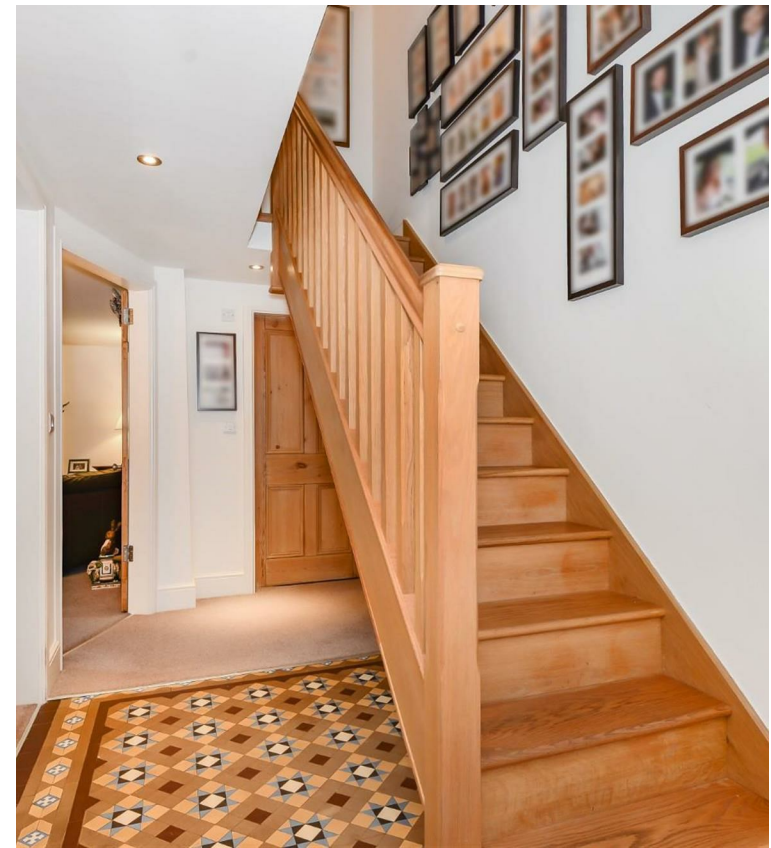
PARKING

A lockable timber gate through the garden wall leads to a gravelled parking area for 2 large vehicles with lighting and attractive stone walling. This area is also covered by CCTV is area also gives very quick access to the village Post Office from the rear of the house.

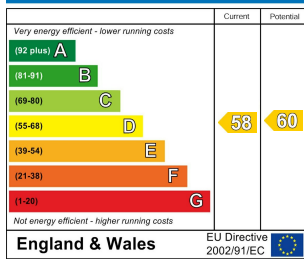
COUNCIL TAX

Council Tax Band F

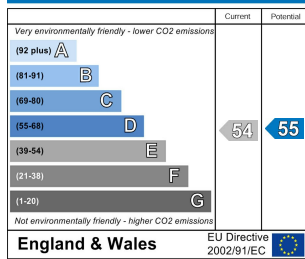


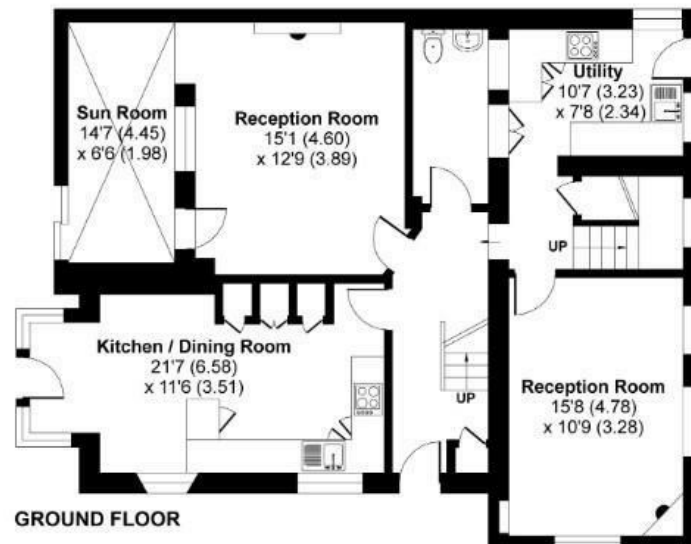
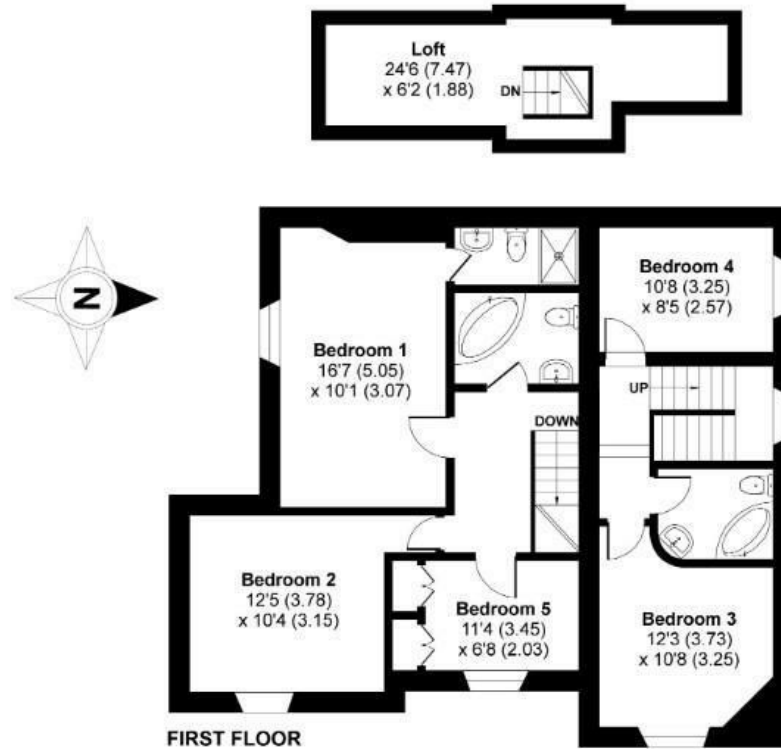


Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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19A Main Street

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