

# HUNTERS®

## EXCLUSIVE

### Fern Cottage, Draughton. Skipton

Price £995,000

Property Images





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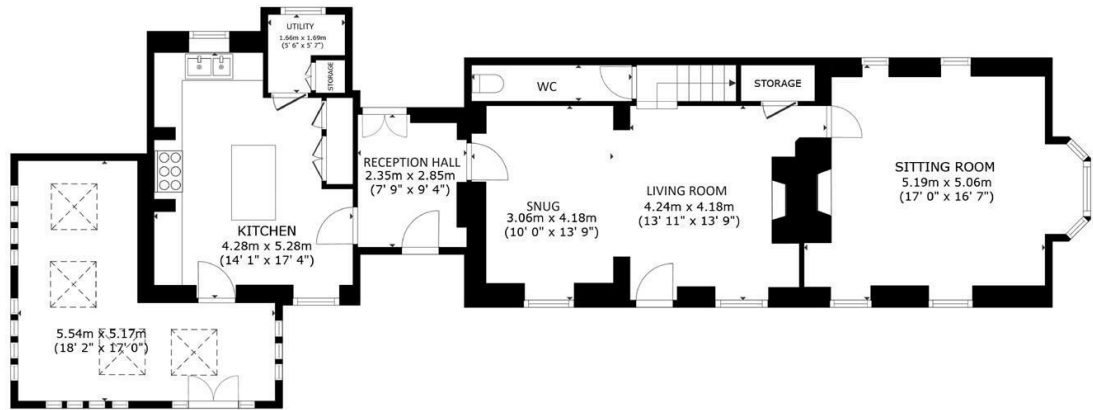
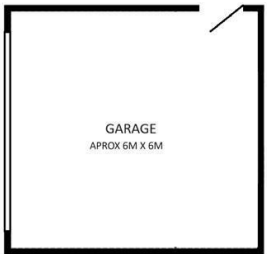
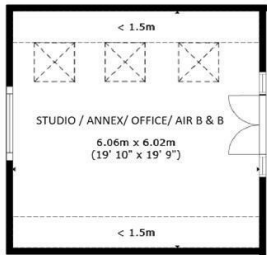
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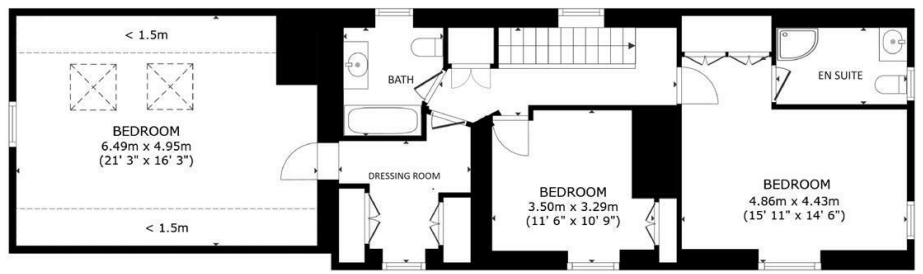








FLOOR 1



FLOOR 2

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Vary energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 53                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

Welcome to this charming 'Long-House' style property located in the picturesque village of Draughton, Skipton. This delightful home boasts three reception rooms, 3 / 4 bedrooms, and two bathrooms, offering ample space for comfortable living. In addition, a detached double garage has a fabulous and versatile studio / home office / teenager suite to the first floor, which is directly accessible from the gardens.

The property is surrounded by beautiful and private gardens, perfect for enjoying the outdoors and hosting gatherings with friends and family. The established garden is colourful and well-stocked, providing a serene setting for relaxation and entertainment with spacious outdoor areas, you can make the most of the British sunshine right at your doorstep.

Step inside the welcoming reception hall to discover a characterful interior full of warmth and charm, and presented to an exceptionally high standard. Featuring a brand new natural wood breakfast-kitchen hand-built and installed by Eastburn Country Furniture, complete with modern amenities such as a Rangemaster range cooker, Quartz work surfaces, tall integrated fridge and freezer, a double Belfast sink, dishwasher and having attractive Lapidia flooring . Also, a useful utility room fitted out to the same high- standard as the kitchen.

The garden room with exposed stone walls and oak floors offers a cosy retreat and a fabulous dining room having feature exposed stone mullioned windows providing views onto the garden, and with French doors providing direct access. Both the 'middle room' snug and sitting room exude warmth with beams, sash windows, and log burners. Off from the snug, stairs rise to the first floor accommodation and there is a ground floor WC.

The bedrooms are generously sized and come with built-in wardrobes, ensuring plenty of storage space. The en suite bathroom is newly fitted with tongue and groove panelling, and the spacious principal bedroom features a dressing room, Velux windows with remote control blackout blinds, and and a gable window all offering views of the village and garden.

Additionally, the property includes a spacious office / bedroom / cinema room that could potentially be used as an income generating Air B & B or just additional guest accommodation, providing flexibility to suit your needs. Below this space, a double garage with power and water, and an apron with remote control sliding gate providing 2 further secure parking bays, plus 2 on the front drive makes 6 in total.

Located in a caring and friendly community, Draughton offers a range of sociable events at the village hall, including a pop-up pub, quiz nights, and village BBQs. The village is unspoilt and peaceful, with countryside walks right at your doorstep leading to Bolton Abbey, Skipton and Addingham.

The extensive gardens are laid mainly to 2 lawn areas and offer a good degree of privacy. Having a large stone flagged al fresco dining / entertaining area, attractive hedging, mature trees and shrubs, and well stocked borders.

Conveniently situated just 5 minutes from the market town of Skipton and 10 minutes from Ilkley, you'll have easy access to amenities, shops, and direct trains to Leeds.



## On-Line-Bullet-Points

- A very impressive and superbly presented country long-house
- Having undergone an extensive refurbishment & upgrade
- Brand new Eastburn Country Furniture hand-built kitchen
- Superb multi-glazed dining room extension onto the gardens
- Spacious snug and sitting room both with wood-burners
- Detached double garage with studio / cinema / home office above
- Utility room. WC, House bathroom
- Super-sized principal bedroom plus 2 further doubles
- Delightful and generous sized gardens. Parking for 4 vehicles + 2 in garage
- 5 mins to Skipton. 10 to Ilkley. Bus and walks close by.

