

# HUNTERS®

## EXCLUSIVE

**Craven Lodge, Coniston Cold**

**Price £585,000**

**Property Images**



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### Property Images

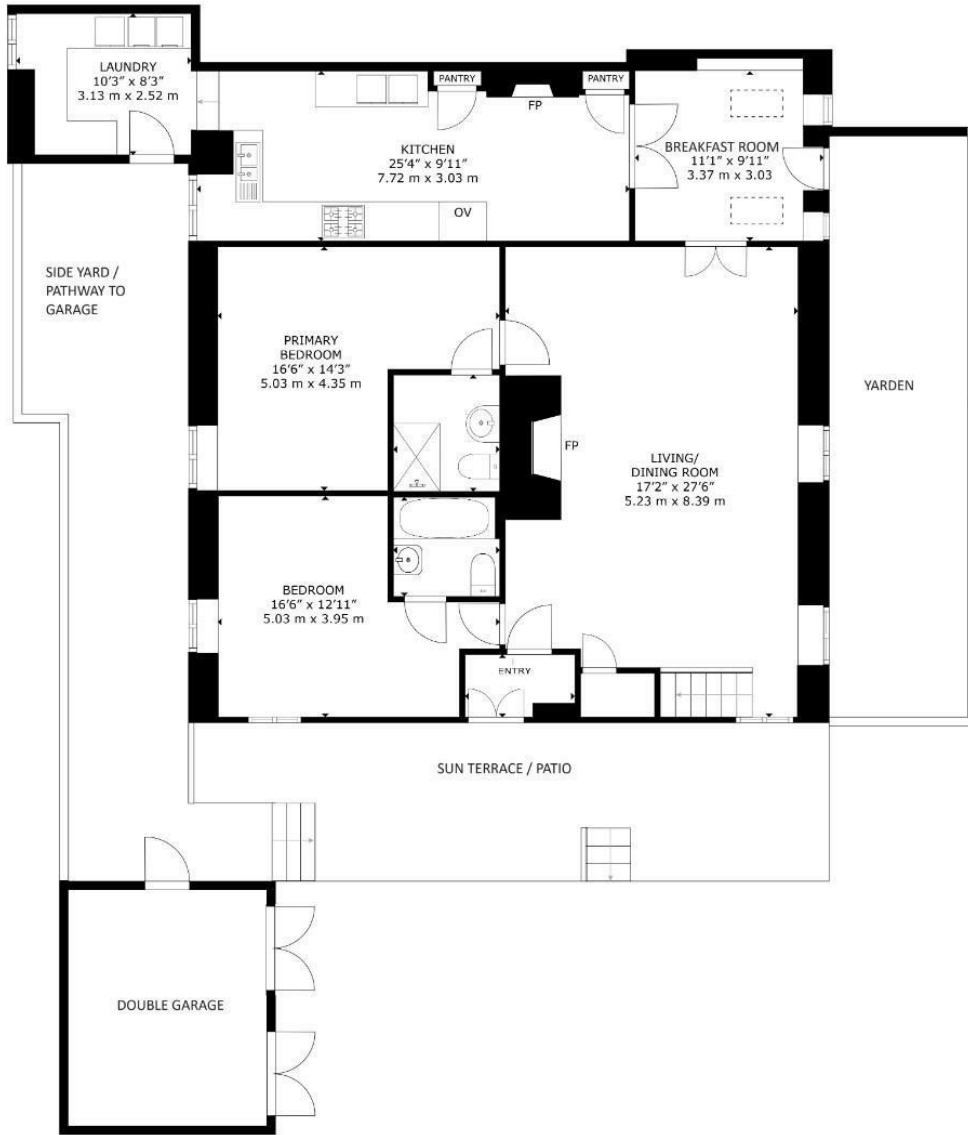


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### Property Images





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Superbly presented and maintained. A stunning property without doubt you need to come and see this one to fully appreciate what is on offer.

70% of the accommodation including 2 double en-suite bedrooms are on the ground floor. Making this essentially a large bungalow with a very impressive guest suite on the first floor.

Nestled in the charming semi-rural location of Coniston Cold, Skipton, this linked detached three-bedroom family home is a true gem waiting to be discovered. Boasting exceptional quality and beautifully presented accommodation, this property offers a lifestyle of comfort and tranquility.

In brief, this property offers a versatile open-plan main living space, 3 double bedrooms, 3 bathrooms, a breakfast-kitchen, a snug / breakfast room and a utility / laundry room. Outside, a double garage, plenty of parking, and delightful yet easily managed gardens, making it an ideal home that seamlessly blends comfort with style.

As you step inside, you are greeted by a grand and spacious open plan living-dining room that exudes character and warmth. The room features superb exposed roof truss's and timbers, and an open fire set within a stone surround, exposed beams, and stone flagged flooring with underfloor heating, creating a cosy ambiance perfect for relaxing or entertaining guests. With ample space for a large dining table, this area serves as the heart of the home, providing access to all the principal rooms.

A snug / breakfast room with stone-flagged floor and a stable door onto a small 'Yarden', also provides a link to the spacious breakfast-kitchen with tiled flooring and featuring a (display purposes only) range / fire and built in pantry cupboards. There is an extensive range of fitted draws and cupboards with worksurfaces and fitted appliances. The kitchen is open-plan to a spacious laundry /utility room which has a door out to the side of the property and garage.

The property offers three double bedrooms, with two on the ground floor, and having en-suite facilities for further convenience. The principal bedroom has an en-suite with a bath having shower attachment, pedestal wash basin, and WC, while bedroom 2 has an en-suite with a shower cubicle, pedestal wash basin, and WC.

A hand-made bespoke oak staircase rises to a first floor sitting room with fine views from an arched window, and in turn a spacious double bedroom which is galleried to the main living space below, and a generous sized house bathroom with built-in-storage cupboards, a walk-in wardrobe and two Velux windows.

Externally, the property impresses with its well-maintained gardens, graveled off-street parking for several vehicles, and a really useful detached double garage that could potentially be converted, (subject to planning permissions) into a Granny Flat or Air B & B. The south-facing grounds ensure you can enjoy the sun throughout the day, with a stone-paved patio / sitting areas providing a perfect sun trap and spot to unwind and soak up the surrounding views onto the countryside.

In summary, this property offers a versatile open-plan main living space, three double bedrooms, 3 bathrooms, a breakfast-kitchen, a snug / breakfast room and a utility room, making it an ideal home that seamlessly blends comfort with style.

The property is on a village septic tank system for sewage. Main water & electric. Oil fired heating.

Don't miss the opportunity to make this picturesque retreat your own in the idyllic setting of Coniston Cold, just 10 minutes or so from Skipton and Settle.

- 70% of the accommodation is on the ground floor. Bungalow style!
- 2 double en-suites to ground floor
- Guest / Principal suite, double bedroom, sitting room and bathroom to first floor
- Very spacious living dining room with feature fire-place
- Breakfast room plus Breakfast kitchen.
- Laundry room onto rear yard and garage
- Feature stone floors and exposed truss / ceiling timbers
- Superb quality throughout
- Delightful gardens and patio areas
- Detached double garge with roof space