



Waterways Lodge, Winterburn

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This former reservoir keeper's house is located on the edge of the picturesque hamlet of Winterburn, close to the serene reservoir, and enjoys superb views and a pleasant outlook from every window.

Dating to 1896, the property benefits from a large garden, double garage, and ample parking. The property is a short walk into the hamlet, and 15 minutes' drive from the market town of Skipton.

This unique and beautifully modernised detached family home offers an exceptional lifestyle opportunity. With four bedrooms and three bathrooms, this remarkable house is perfect for families seeking both comfort and character.

The detached annex is a very versatile space, with its own kitchen and bathroom. It is currently set up as a guest suite and home office and would be ideal for a teenager or dependent relative.





The entrance is a charming porch with a stone flagged floor, ideal for muddy boots, with a good-sized utility/laundry room and a ground floor cloakroom/shower just off the hall.

The spacious sitting room, with high quality sisal floor-coverings, boasts high ceilings and large windows that flood the space with natural light and give delightful views. A stone fireplace with a Clearview log burning stove adds warmth and charm, with built-in cupboards to either side for storage, and further built-in display shelving and a bookcase. There is a study area with a window and fine views, leading to the front door/entrance vestibule, and the original staircase rises to the first floor.

The farmhouse-style dining-kitchen with stone flagged floor has ample space for a 10-person dining suite. A feature dresser unit and exposed stone, recessed shelving create a welcoming atmosphere for family meals. There is an extensive range of Smallbone of Devizes solid wood units with granite work-tops, an electric hob, and exposed beams. The centrepiece is an Everhot range cooker.

The first floor comprises three well-proportioned bedrooms, two being good sized doubles, and each with its own unique features. The stylish bathroom is complete with a free-standing bath. The views from every room are fabulous.

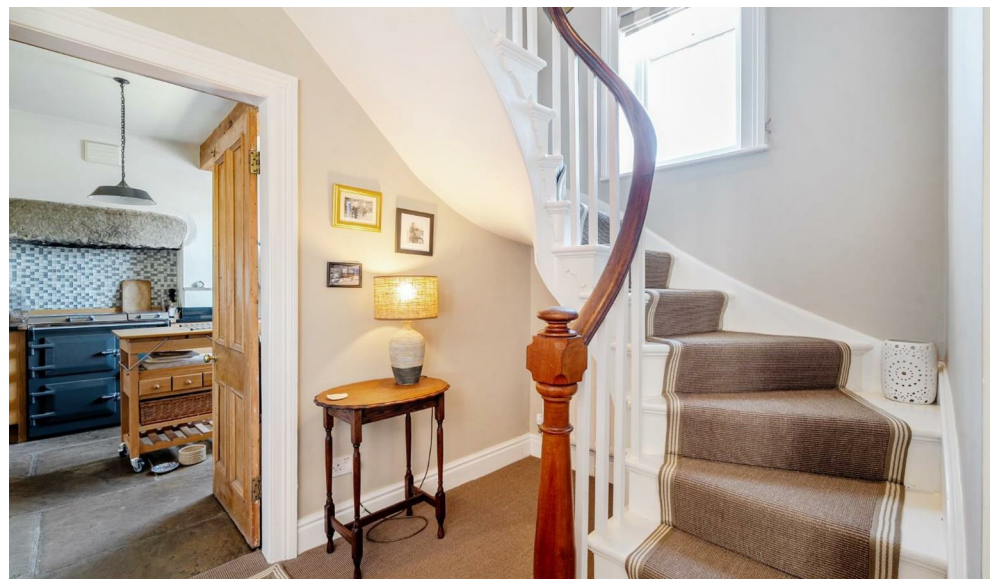
The property includes a self-contained studio/annex, which could serve as accommodation for a dependent relative or older child/young adult. This versatile space features its own kitchenette, living area/bedroom, and modern bathroom.

Set within manicured grounds of approximately 0.479 acres, the property boasts extensive sun-catching gardens, garden shed, and a double garage with a workshop area at the rear, and electric door. The outdoor space is beautifully landscaped, featuring flagged pathways, alfresco dining spaces, gravelled areas, and a gently sloping lawn adorned with an array of plants, fruit trees, and conifers. The hot tub is available by separate negotiation.

Winterburn is a charming rural community, surrounded by stunning scenery and excellent walking, mountain biking, and road cycling opportunities. With the nearby villages of Hetton and Airton just a couple of miles away, and the bustling market town of Skipton only seven miles distant, this location offers both tranquillity and accessibility.

The property is an ideal choice for those seeking peace and quiet, but within easy reach of larger villages and towns. It is well connected to West Yorkshire and East Lancashire, and Skipton and Gargrave railway stations are ideal for commuting into the city.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



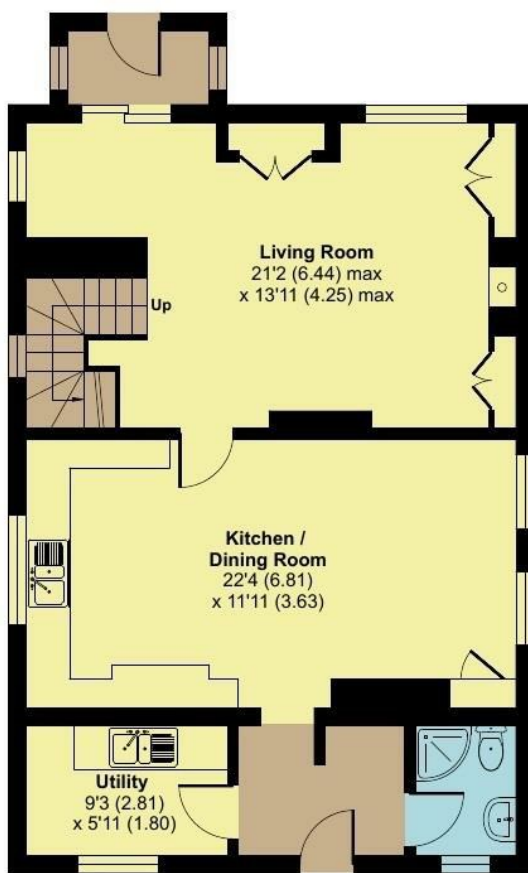


Annex / Studio



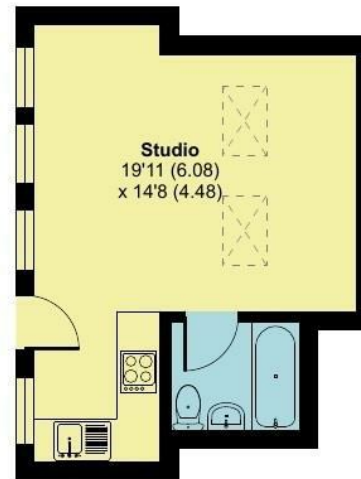
Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed

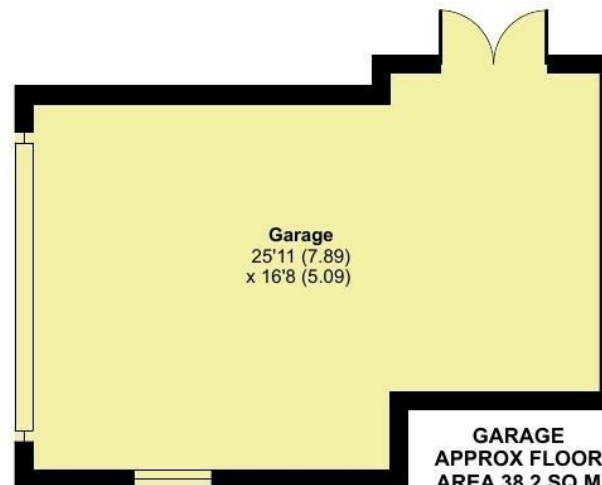


GROUND FLOOR
APPROX FLOOR
AREA 69.1 SQ M
(774 SQ FT)

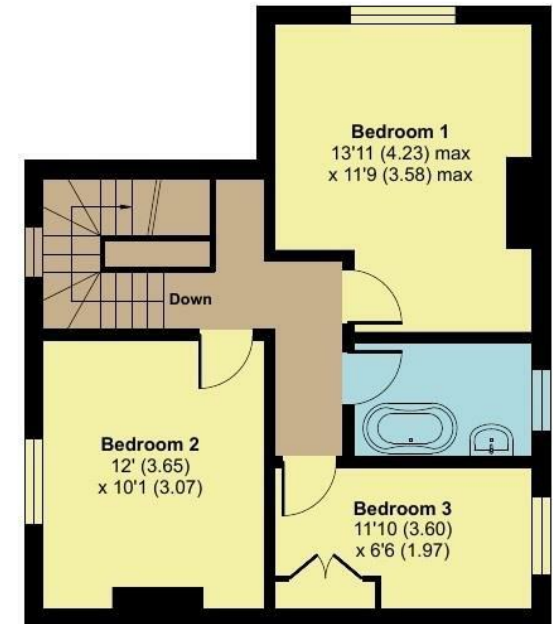
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for: Hunters Property Group. REF: 1267041



STUDIO
APPROX FLOOR
AREA 35.5 SQ M
(383 SQ FT)



GARAGE
APPROX FLOOR
AREA 38.2 SQ M
(412 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 48.4 SQ M
(522 SQ FT)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Skipton -
01756 700544 <https://www.hunters.com>

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