

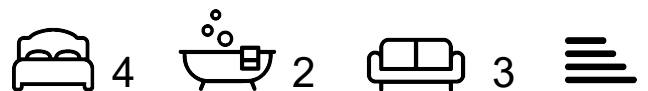
HUNTERS[®]

HERE TO GET *you* THERE



Conistone, Skipton, BD23 5HS

£2,400 Per Month



- RARE EQUESTRIAN OPPORTUNITY
- Recently refurbished throughout
- Three large reception rooms
- Private drive and tack yard with multiple parking
- Strictly by appointment with the agent
- Large 3/4 bed detached house with 3 STABLES, 5-6 acres of LAND, BARN, TACK ROOM
- Sought after village location enjoying views of rolling countryside and Kilnsey Crag
- Gardens to all sides
- Available for immediate occupation

Tel: 01756 700544

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£2,400 Per Month



Detached farm HOUSE plus STABLES, BARN, LAND.

The property is currently available as a whole or as separate lots.

This price is for the whole lot including:

A Large 3-4 bedroom detached farm house with three reception rooms, 3 STABLES, 5-6 ACRES of land, large BARN and TACK ROOM...

Located in a very sought after location surrounded by rolling countryside and enjoying views of Kilnsey crag.

Hunters, Procter & Co are delighted to present this RARE equestrian opportunity to the market.

The property has just recently undergone a full refurbishment and is presented to a very good standard.

The property in brief:

A charming and spacious 3 to 4 bedroom detached stone built house enjoying breathtaking views and providing: Entrance porch, Three large reception rooms (Lounge/dining/family) one of which could be utilised as a fourth bedroom. Two downstairs cloakroom WC's. Living kitchen with bi-fold doors to garden. Utility room and boot room. To first floor- Three well proportioned bedrooms including large master with ensuite and enjoying views of the Kilnsey Crag. House bathroom with three piece suite and study area. Outside- Well kept gardens to all sides bounded by drystone walling and timber fencing with cobbled driveway for off road parking.

Equestrian facilities:

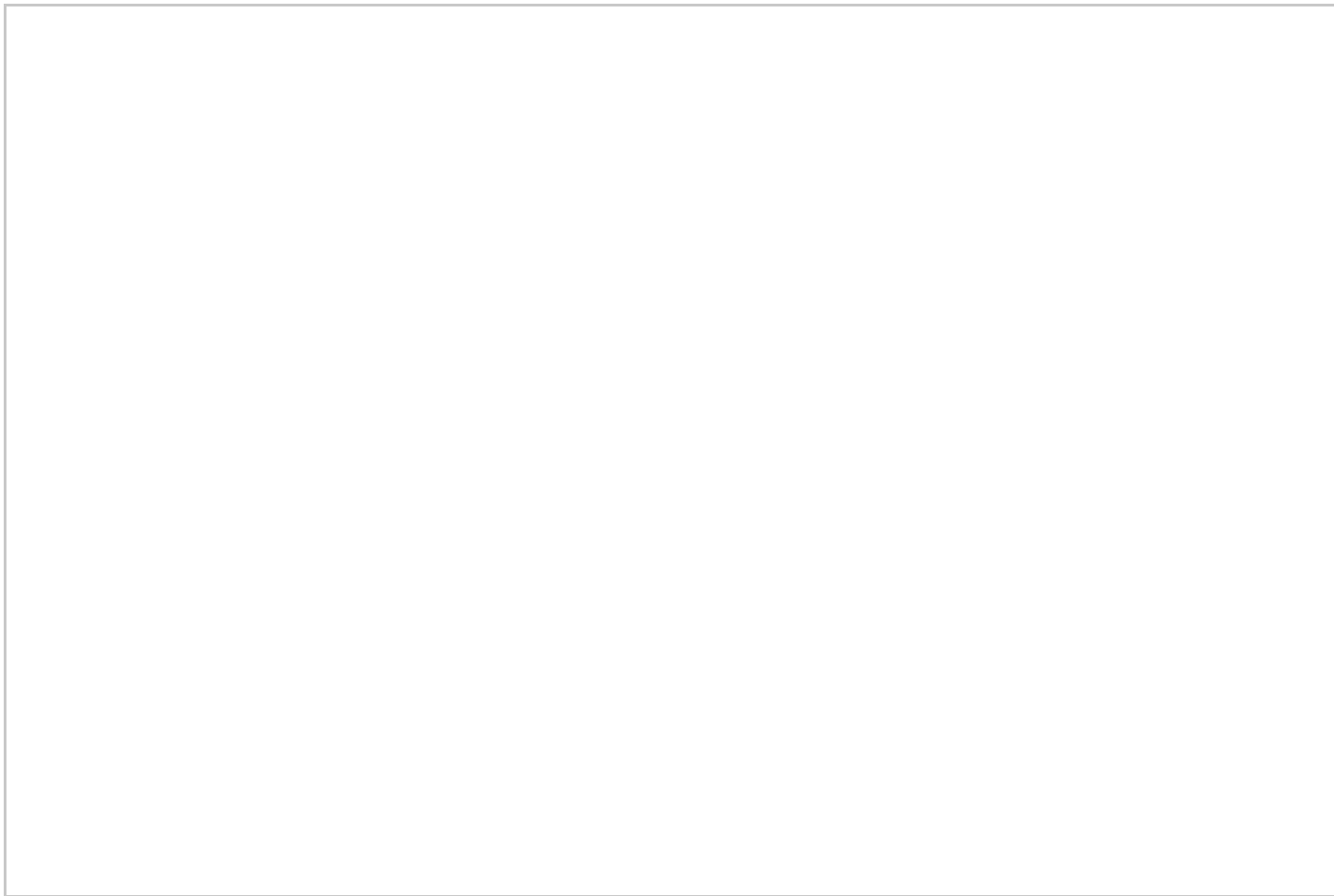
The property comes with the added benefit of paddock and meadow LAND equating to roughly 5-6 acres. A large BARN with TACK ROOM providing power, water and drainage. Three STABLES and a riding ARENA which is in need of attention to restore to its former glory but is very achievable with the right tenant in place.

Opportunities like this one are very rare and Guinea Croft is a very special place which will not disappoint.

Viewings are strictly by prior appointment with the agent- please contact Hunters, Procter & Co to enquire further.

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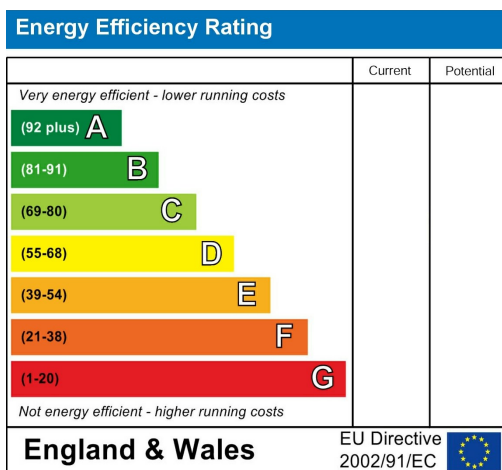
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Skipton Office on 01756 700544 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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