

## Clay Hall Farmhouse, Skipton

Price £495,000

### Property Images



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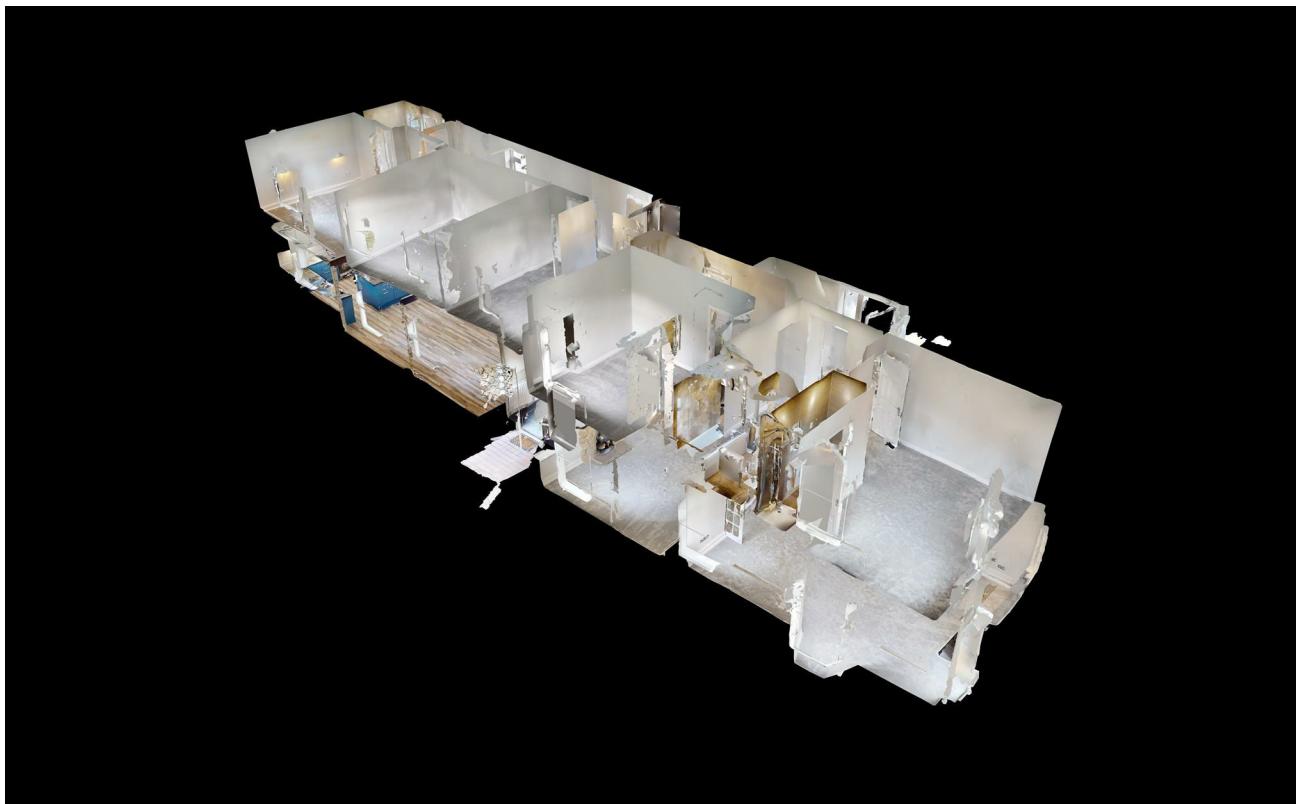
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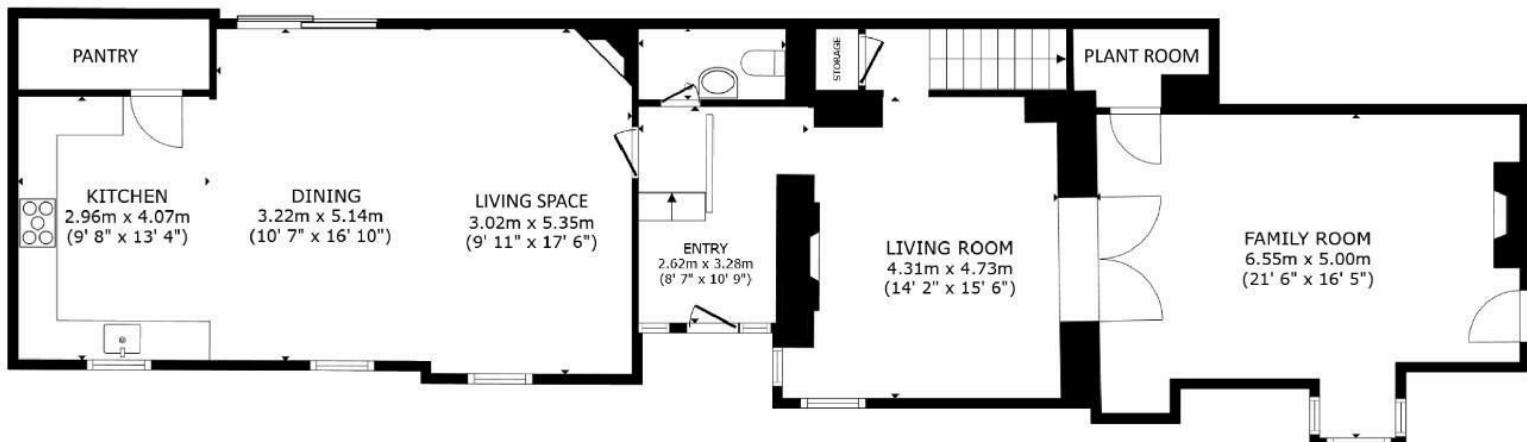


# HUNTERS®

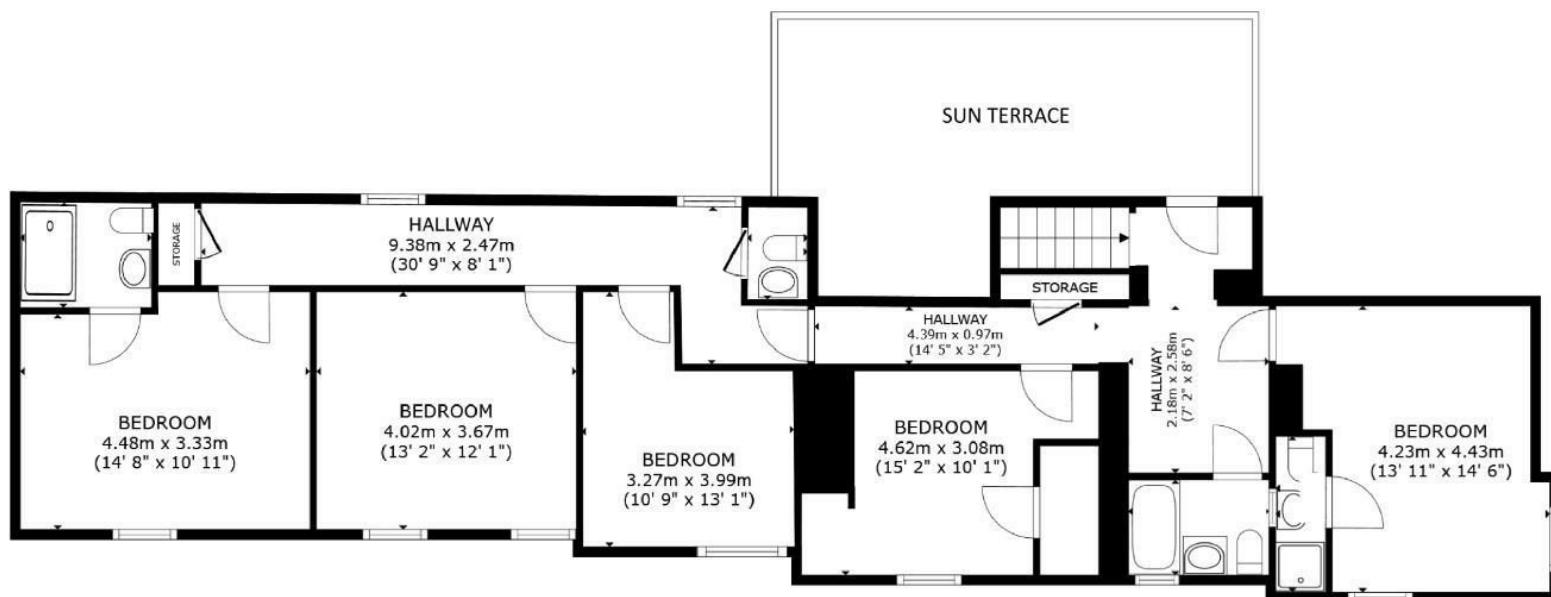
HERE TO GET *you* THERE

## Property Images





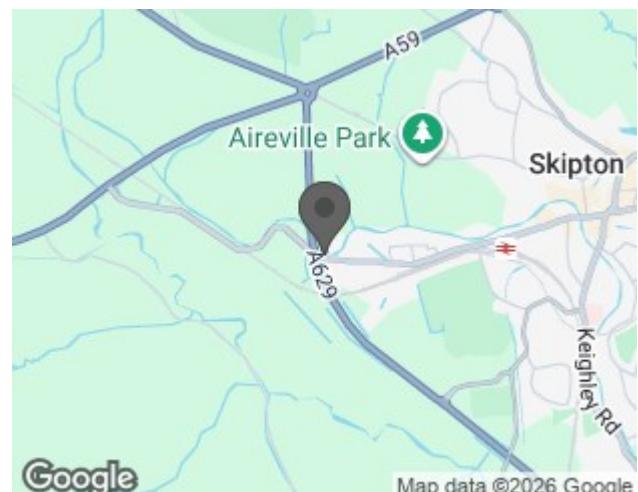
FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

| Energy Efficiency Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A                       | 89        |
| (81-91)  | B                       |           |
| (69-80)  | C                       |           |
| (55-68)  | D                       | 60        |
| (39-54)  | E                       |           |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| Not energy efficient - higher running costs              |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |



Situated on the edge of Skipton, close to the A629 Western by-pass, this genuinely impressive detached house, formerly a guest house, and private home, presents an exceptional opportunity for those seeking a spacious family home, along with exceptional value for such a large property.

With a generous living space of over 2,700 square feet, this property is designed for both comfort and style, making it perfect for family living or entertaining guests. The owners have treated the house to a significant make-over, however there is still room to put your own stamp on the interior and the gardens, to make it your own.

PART EXCHANGE CONSIDERED. STAMP DUTY PAID. (Primary Home Rate)

The house features three well-appointed reception rooms, including a light-filled sitting room with a charming brushed-steel open fireplace, ideal for cosy evenings. The expansive living-dining-kitchen area is a true highlight, complete with sliding doors that open onto the gardens, creating a seamless indoor-outdoor flow. A walk-in pantry and a convenient downstairs cloakroom add to the practicality of this delightful home.

With five spacious bedrooms, including two en-suite bathrooms, there is ample room for everyone to enjoy their own private space. The additional house bathroom and shower room ensure that morning routines run smoothly for the whole family.

Set within a semi-rural environment, this property offers the perfect balance of tranquility and accessibility, with local amenities just a short distance away. The well-maintained South-Westerly gardens have recently been re-laid to seed and with an extensive array of new shrubs and planting, while off-street-parking for three vehicles ensures convenience for you and your guests.

Having undergone an extensive makeover by our developer clients, this home is ready for you to move in without delay, as there is no chain involved. For those considering financing options, mortgage advice is readily available. This remarkable property is not just a house; it is a place where cherished memories can be made. Don't miss the chance to make it your own.

#### On-Line-Bullet-Points

- Over 2700 sq ft compared to the average new-build at 1700 sq ft
- PART EXCHANGE CONSIDERED (T & C's applicable)
- STAMP DUTY PAID
- Further dining room / snug
- Spacious sitting room with open fire
- 5 Bedrooms / 2 en-suite, 1 house bathroom, 1 shower room
- South-Westerly re-vamped gardens
- Off-street parking for 3 vehicles
- No chain
- Mortgage advise available