

HUNTERS[®]

EXCLUSIVE

Sycamore Bank, Hetton. Skipton

Price £575,000

Property Images



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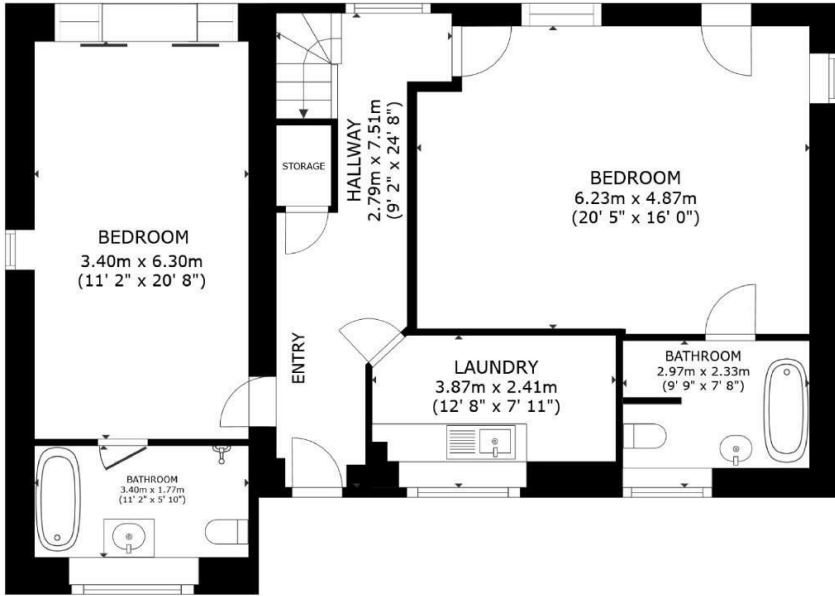


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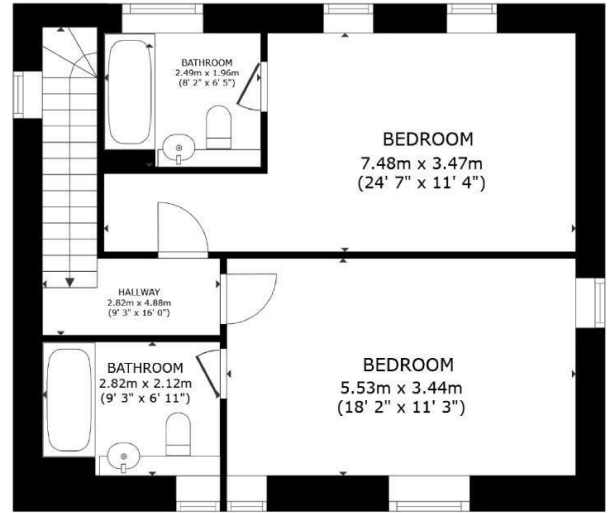
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FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Set in the charming location of Hetton, lies a remarkable property waiting to be transformed into a dream home. This detached house, built between 1980-1989, has a wealth of potential in a very desirable village.

Currently serving as a 4 bedroom annex to the renowned Angel Inn, this property is now ready for a transformation back into a spacious detached home. Following extensive conversion and refurbishment of the Wine Caves, Sycamore Banks is now surplus to requirements, and as such is currently undergoing a 'change-of-use' application to return back to a private dwelling house. A new boiler would be part of the refurbishment as it is currently run of the bio-mass boiler to The Angel.

With over 1700 square feet of living space and planning in place for more, the possibilities are endless.

Located in The Yorkshire Dales National Park and just 10 Minutes to Skipton or Grassington.

The ground floor could feature a large living-dining-kitchen area, a cozy living room with French doors opening onto the garden, a convenient shower room, and a laundry room.

Ascending to the first floor, you'll currently find two generously sized en-suite bedrooms, each equipped with a bath and shower. The layout can easily be reconfigured to accommodate 3 bedrooms with 2 en-suites, offering flexibility to suit your needs.

Moreover, there is planning permission in place to add a second floor, to the current single storey extension, potentially creating a 300 sq ft luxurious principal bedroom suite and a total of 3 or 4 double bedrooms.

Outside, the property boasts an inviting fore-garden with picturesque views and an extensive 'Yarden' area at the rear, providing ample parking for multiple vehicles. The charm and character of this stone-built home, coupled with its prime location, make it a rare find with endless possibilities for customization and personalization.

Don't miss this opportunity to create the home of your dreams at Sycamore Bank.

On-Line-Bullet-Points

- Ready to refurbish and re-design back to a family home
- Detached house with planning to extend
- Plenty of parking
- Attractive fore-garden and outlook
- Prime location in this sought-after village
- No chain
- Yorkshire Dales National Park
- On a bus route
- Great walks from the doorstep
- 10 minutes into Skipton

Hetton is a small Dales village in the civil parish of Hetton-cum-Bordley, in The Yorkshire Dales National Park, and situated 5.75 miles north of Skipton by the B6265 road. The population of the former civil parish of Hetton taken at the 2011 Census was 155.