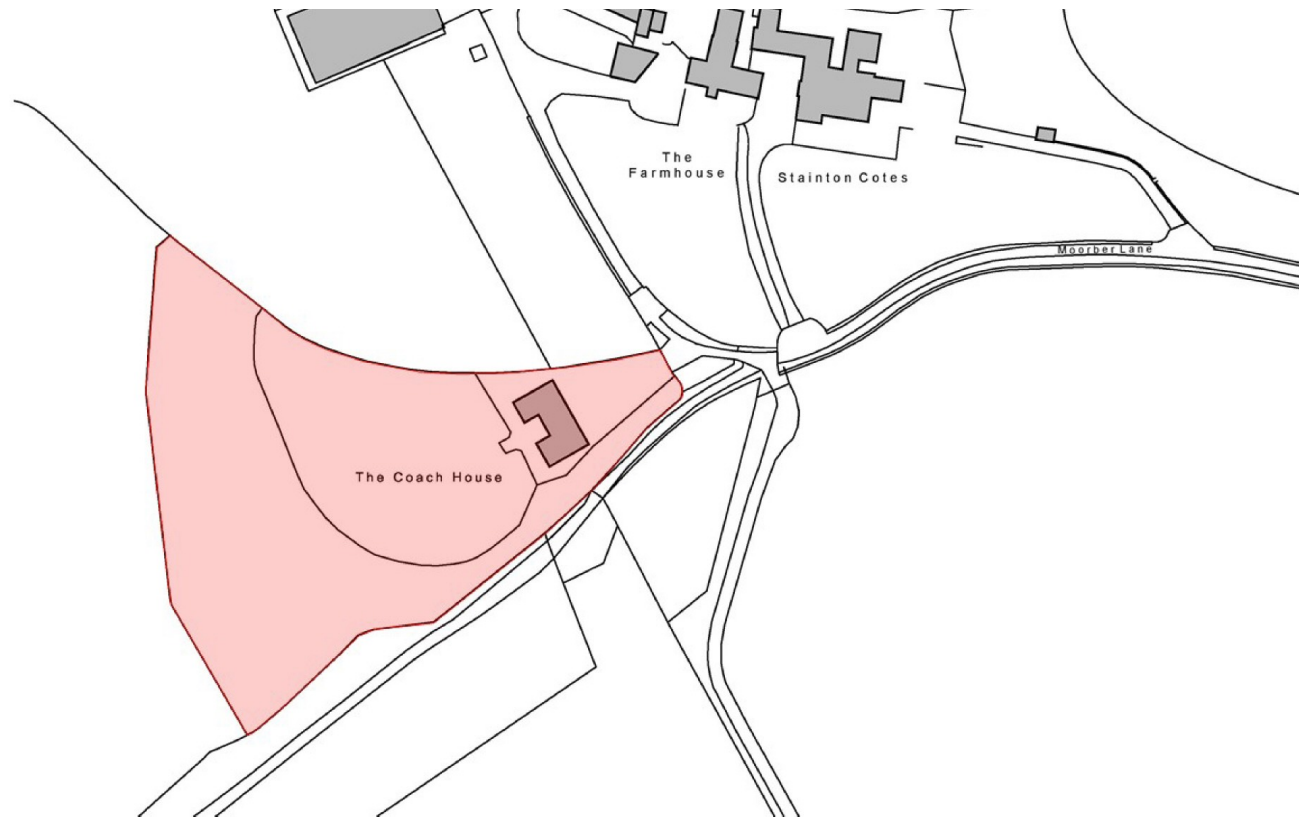


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Services

Mains electricity, new borehole water supply, new package treatment drainage system. Timber framed double glazed windows.
Oil central heating.

Tenure

Freehold

Directions

From Skipton head north on the A65 signed The Lakes and Kendal. Continue on the A65 passing through the village of Gargrave to Conistون Cold turning left in the centre of the village onto Moorber Lane (signed Craven Country Ride). Continue for about 1 mile to Stainton Cotes past the entrance to the main house where The Coach House can be found on the left. A for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

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The Coach House, Stainton Cotes, Skipton, BD23 4EN
Guide Price £1,250,000

The Coach House, Stainton Cotes, Skipton, BD23 4EN

• Gargrave 3 miles • Skipton 7.5 miles • Colne (M65) 14 miles • Harrogate 29 miles • Bradford 25 miles • Leeds 34 miles •

An exceptional newly converted country residence providing well proportioned, beautifully appointed family accommodation finished to the highest standard. The home stands in a wonderfully private, very generous plot of just under 2.5 acres incorporating landscaped gardens and ample private parking.

Stunning parkland setting within the grounds of Stainton Cotes just 7.5 miles to the west of the market town of Skipton convenient for access to the larger local business centres.

Location

The Coach House is situated at Stainton Cotes off Moorber Lane approximately 1 mile to the south west of Coniston Cold with the Coniston Country Estate Hotel, Spa and Health Club a short distance on the A65. The village of Gargrave lies 3 miles to the east with a useful range of services including a primary school, pub, church and co-op store. The railway station provides regular services to Skipton, Leeds and Bradford and a daily service to London Kings Cross. The popular market town of Skipton to the south east offers a more comprehensive range of services including highly regarded secondary schooling at Skipton Girls High and Ermysteds Grammar.

Description

This impressive stone built property was constructed from new in 2012 as an annexe to serve the main house with planning permission for its conversion to form a single dwelling approved in November 2019. Following subsequent minor amendments to the approved scheme the conversion and transformation of the building to a stunning family residence is due to begin shortly with completion anticipated to be before the end of 2021.

The Coach House is approached via a gated entrance from Moorber Lane which opens into a generous courtyard in front of the property providing ample space for parking and turning.

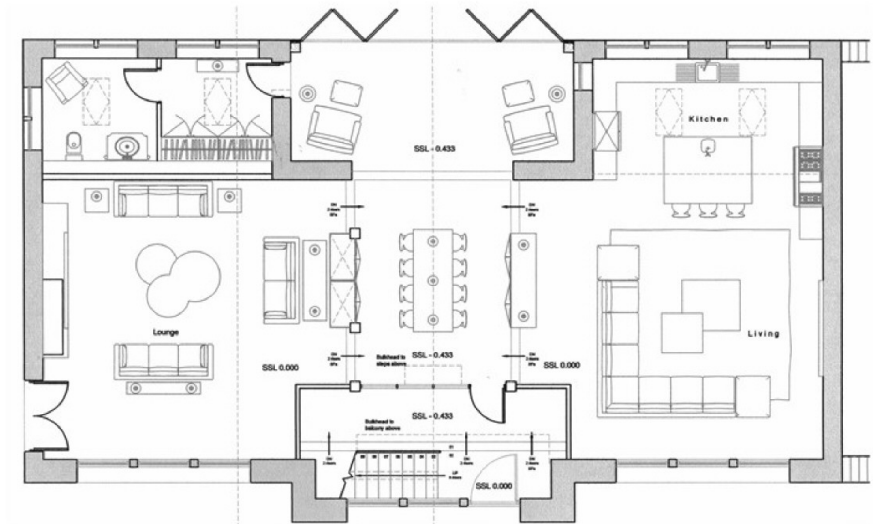
The property will be entered via the glazed central arch into a lobby with staircase to the first floor. In turn the lobby opens into an impressive central dining hall off which is a

separate lounge and a spacious open plan kitchen/family room. Beyond the dining hall is a fabulous sun room with bi-folds opening onto the patio seating area with formal gardens beyond. There is a separate cloakroom/utility.

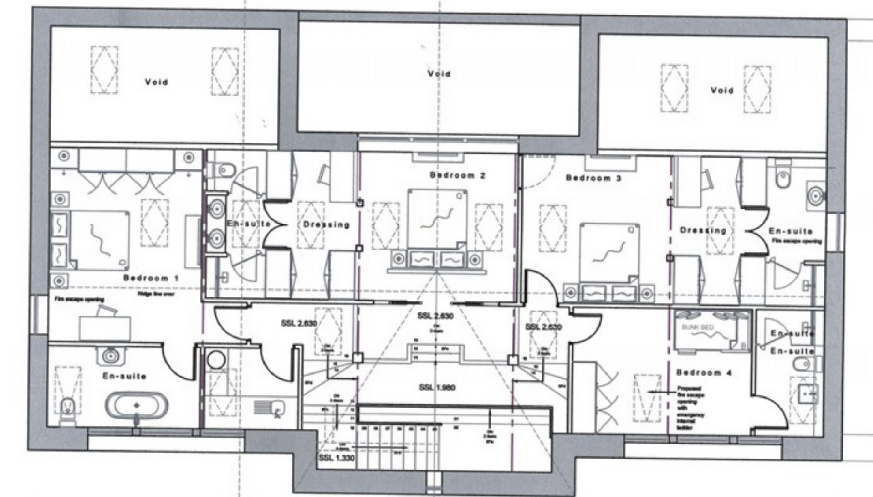
The first floor gallery landing gives way to four double bedrooms with the two principal bedrooms each having dressing rooms and en suites and the two further bedrooms having en suites. There is also a separate w.c. In total the accommodation will extend to approximately 340 metres squared (3660 feet squared).

Once complete this stunning property will provide a stylish family home that while retaining a number of impressive original features will seamlessly incorporate fixtures, fittings and technology that one would expect to find in a house of this stature, including;

- Exposed roof trusses to the first floor
- Feature staircase with gallery landing
- Full height entrance lobby with glazed wall
- Coffered ceilings and limestone floors to the ground floor
- Handmade 1909 kitchen complete with integrated appliances
- Control 4 LED lighting smart control system
- Integrated music system
- Media wall in the main lounge
- Fully fitted wardrobes in the bedrooms



Ground Floor



First Floor

