



4 The Croft, Cracoe, Skipton, BD23 6LG

Asking Price £530,000

- FOUR BED SEMI DETACHED
- INTEGRAL GARAGE
- SUBSTANTIAL KITCHEN/DINER
- USEFUL CONVERTED ATTIC SPACE
- WITHIN THE CATCHMENT AREA FOR UPPER WHARFEDALE SCHOOL
- PRIVATE DRIVE
- TWO BATHROOMS
- SNUG/OCCASIONAL BEDROOM
- PANORAMIC RURAL VIEWS
- SUBJECT TO A 157 RESTRICTION

4 The Croft, Cracoe, Skipton, BD23 6LG

Some properties simply stand apart from the rest, and this is undoubtedly one of them. Enjoying an enviable position backing directly onto open fields, this substantially extended traditional three/four bedroom semi-detached home commands breathtaking, uninterrupted panoramic views across the surrounding Yorkshire Dales landscape. With private drive and integral garage.



Council Tax Band: E



PROPERTY DETAILS

Some properties simply stand apart from the rest, and this is undoubtedly one of them. Enjoying an enviable position backing directly onto open fields, this substantially extended traditional semi-detached home commands breathtaking, uninterrupted panoramic views across the surrounding Yorkshire Dales landscape towards Cracoe Fell, Cracoe Cairn and the iconic Rylstone Cross. A rare combination of space, versatility, privacy and scenery, this exceptional home offers a wonderful Dales lifestyle in the picturesque village of Cracoe.

Beautifully positioned away from busy roads and through traffic, the property is considerably larger and more versatile than its traditional exterior might suggest. Extended and thoughtfully arranged over three floors, the accommodation provides superb flexibility for modern family life, with generous reception space, a substantial dining kitchen, four potential bedrooms, two bathrooms, a study and a remarkable second-floor attic room which could be utilised in a variety of ways.

The spectacular outlook is a recurring theme throughout the home, with numerous rooms enjoying magnificent long-distance views. The spacious living room is a particularly impressive reception space, where an attractive exposed beam and fireplace recess with cast iron multi-fuel stove create a warm and inviting focal point, while glazed patio doors draw the eye towards the gardens and the uninterrupted countryside beyond. The fitted dining kitchen provides a wonderful social hub, offering plenty of space for family dining and everyday living, together with an excellent range of fitted units, a Belling electric range cooker and glorious views towards Cracoe Cairn and Rylstone Cross.

A separate dining room or snug provides further flexibility and could equally serve as an occasional bedroom, depending upon individual requirements, while a useful storeroom adds valuable practical space.

The first floor reveals one of the property's real surprises: an exceptionally large master bedroom or studio, complete with a luxurious four-piece en-suite bathroom and walk-in wardrobe/store. This impressive room has an abundance of natural light and enjoys far-reaching views, creating a wonderfully peaceful retreat. Two further bedrooms, a separate study/office space and an additional shower room complete this level, making the accommodation particularly well suited to family life or those requiring generous home-working space.

From the study, an open-tread staircase leads to the second-floor attic conversion, a spacious and highly versatile area with Velux window, central heating and spectacular countryside views. Whether used as a home office, creative studio, hobby room, occasional bedroom or simply as additional living space, this is another feature which gives the property its exceptional flexibility.

Outside, the setting becomes even more impressive. A private driveway provides excellent off-road parking and leads to the integral garage, while the attractive front garden is enclosed by a traditional dry-stone wall. To the side and rear are enclosed and secluded gardens which have been designed with ease of maintenance in mind, providing a choice of sitting-out areas from which to enjoy the sunshine, tranquillity and truly outstanding views.

The rear garden backs directly onto open fields, creating an extraordinary sense of space and privacy. Beyond the garden, the landscape unfolds towards Cracoe Fell, the Cairn and Rylstone Cross, with ever-changing skies and countryside providing a spectacular backdrop throughout the seasons. For anyone seeking a home where the beauty of the Yorkshire Dales can genuinely be enjoyed from the comfort of their own garden, this is a particularly special opportunity.

Practical benefits include oil-fired central heating, UPVC sealed unit double glazing, together with an integral garage providing excellent storage and utility space.

Cracoe is one of the Yorkshire Dales' most picturesque villages, surrounded by beautiful open countryside and enjoying a wonderful community atmosphere. Local amenities include a primary school, village hall, public house, café / farm shop and church, shared with neighbouring Rylstone. The popular villages of Grassington and Threshfield are within easy reach, with Threshfield offering a highly regarded secondary school, whilst the historic market town of Skipton, known as the "Gateway to the Dales", is approximately five miles away and provides an excellent range of shopping, leisure and educational facilities.

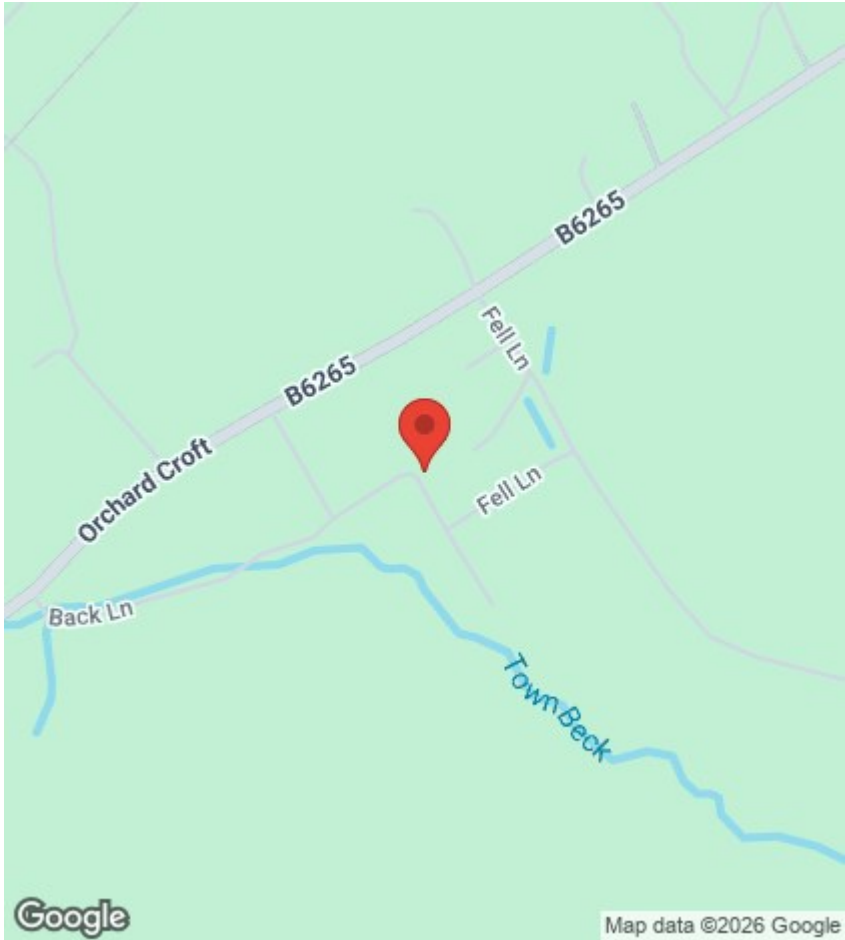
A home of genuine character, exceptional versatility and an extraordinary outlook, this is a rare opportunity to secure a substantial Dales property in a truly magnificent setting. The combination of uninterrupted countryside views, generous accommodation and a peaceful village location makes this a home that must be experienced in person. An early internal inspection is highly recommended — the views alone are quite simply unforgettable.

ADDITIONAL INFORMATION

The property is subject to a 157 restriction. The Council will have to provide written consent to the sale.

Buyers must have lived in the area for a period of three years immediately before applying to buy the property or have close family ties in the area or be working in the area.

Section 157 properties are restricted to use as a principal residence and not as a second or holiday home.



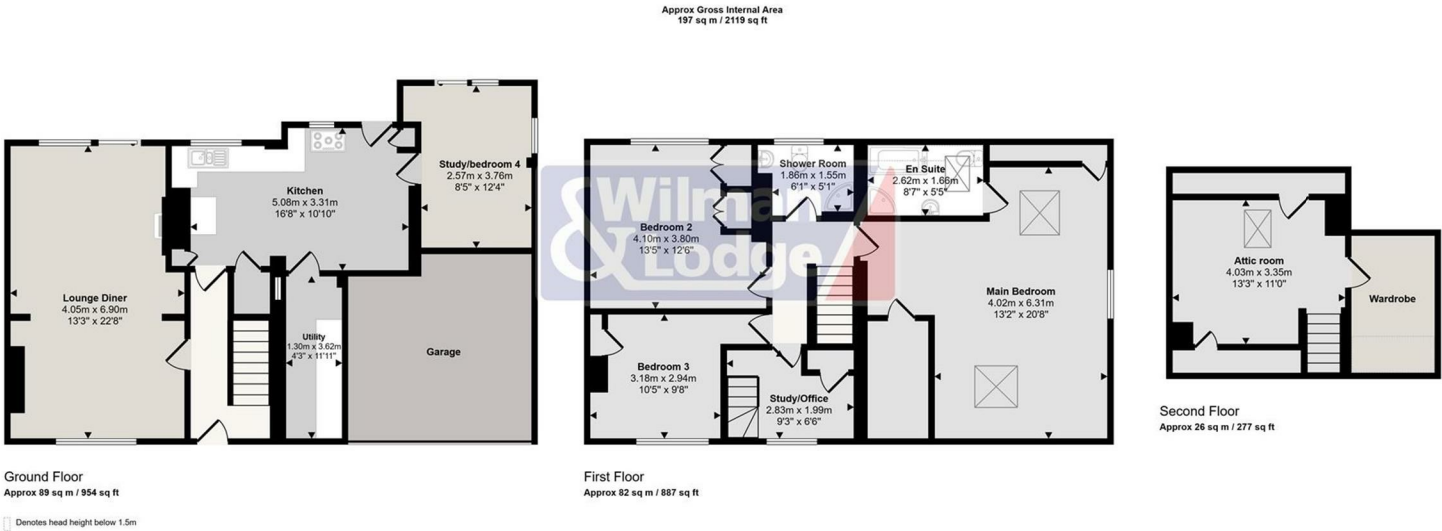
Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.