

# HUNTERS®

## EXCLUSIVE

Manor Barn, Calton

Price £785,000



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### Property Images



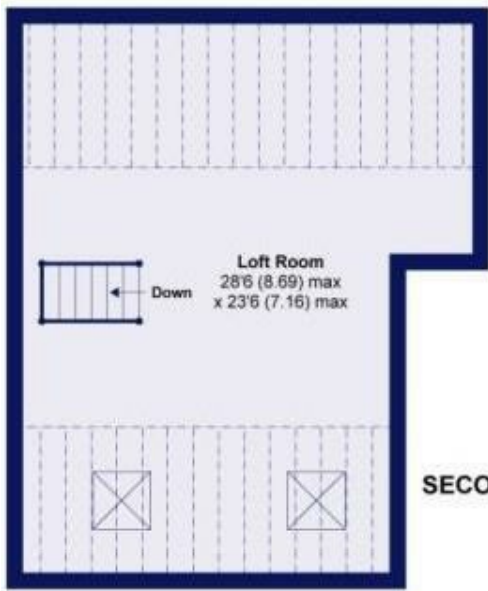
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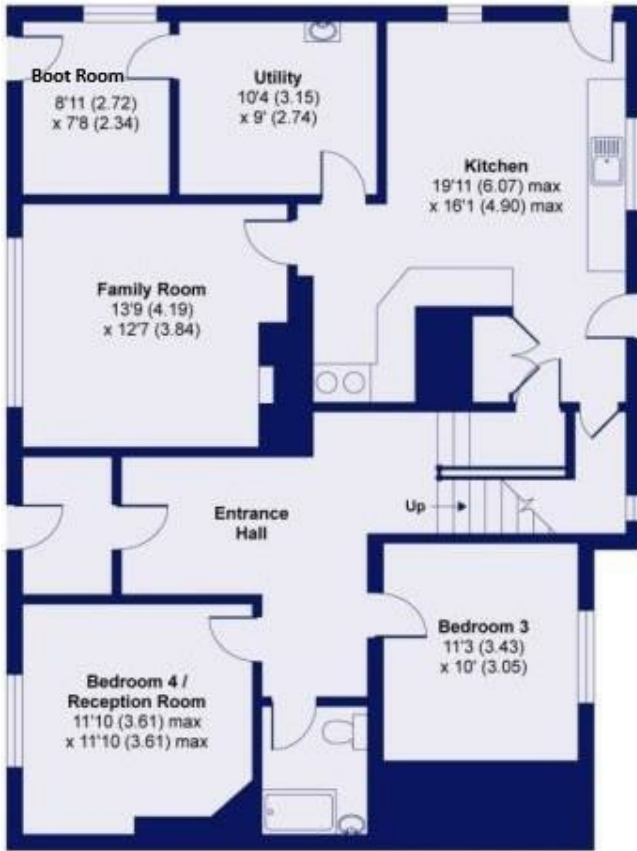
**SECOND FLOOR**



Denotes restricted head height



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		<b>72</b>

England & Wales

EU Directive 2002/91/EC



Located in the Yorkshire Dales village of Calton, near Skipton, this superbly positioned former barn offers a delightful blend of rustic charm and modern living.

Having spacious proportions throughout, this family-sized home boasts a snug, huge living-dining room, a dining-kitchen, boot room, laundry room, four well-appointed bedrooms, 2 bathrooms and a large attic room, making it ideal for family life and guests.

Outside there are delightful well maintained gardens, spectacular views, parking and a large garage/ workshop.

Upon entering, you are greeted by a welcoming reception hall that leads to a versatile home office, which can also serve as the fourth bedroom. The ground floor features a further double bedroom and a house bathroom. A generous sized farmhouse-style dining-kitchen enjoys an attractive outlook onto the garden and includes an ESSE range cooker, and is complemented by a walk-in pantry, utility / laundry room ensuring ample storage for all your culinary needs. The snug features a multi-fuel stove, creating a warm and inviting atmosphere, perfect for cosy evenings.

Venturing to the first floor, you will discover a vast living-dining-room, enhanced by a feature fireplace and a wood-burning stove, ideal for gatherings with family and friends. This level also houses two additional double bedrooms and a splendid period-style house bathroom, offering both comfort and elegance.

The property further benefits from a sizeable fully boarded loft space with Velux windows, presenting the exciting potential for additional bedrooms or creative uses.

Outside, the front of the property features attractive courtyard gardens, while the rear reveals a beautiful garden predominantly laid to grass, adorned with mature trees and shrubs and offering delightful views over The Dales. A charming summer house provides a perfect retreat, all set against the backdrop of magnificent views.

Completing this exceptional offering is a substantial garage / workshop and driveway parking, ensuring convenience and practicality.

This remarkable home truly encapsulates the essence of countryside living, making it a must-see for those seeking a peaceful yet spacious residence.

### **On-Line-Bullet-Points**

- A spacious family sized barn conversion
- Delightful Dales village location
- Beautiful garden with fab views
- Charming country-style dining-kitchen
- Boot room & utility room
- Super-sized living-dining-family room
- Large garage / workshop
- 2 ground floor bedrooms