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EXCLUSIVE

**Sycamore Bank, Hetton. Skipton**

**Price £495,000**

**Property Images**

















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**Property Images**













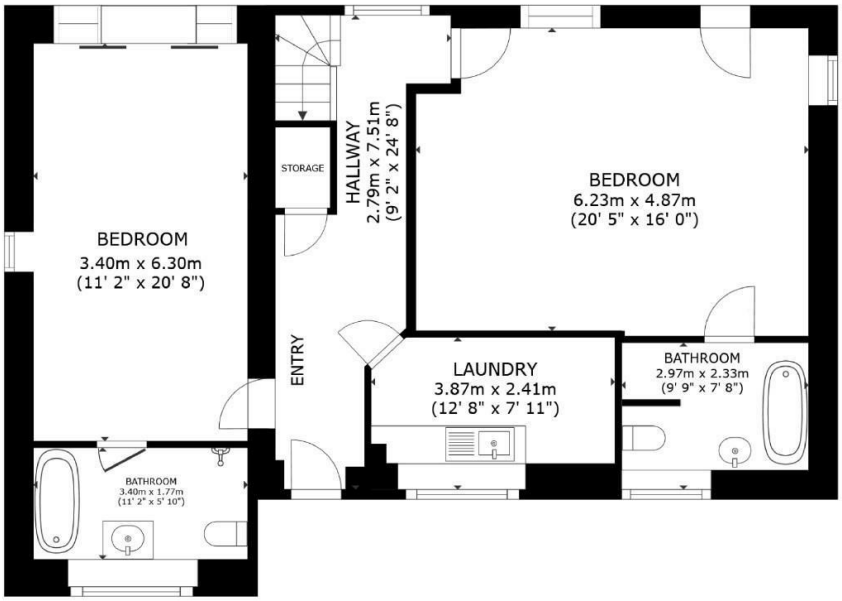




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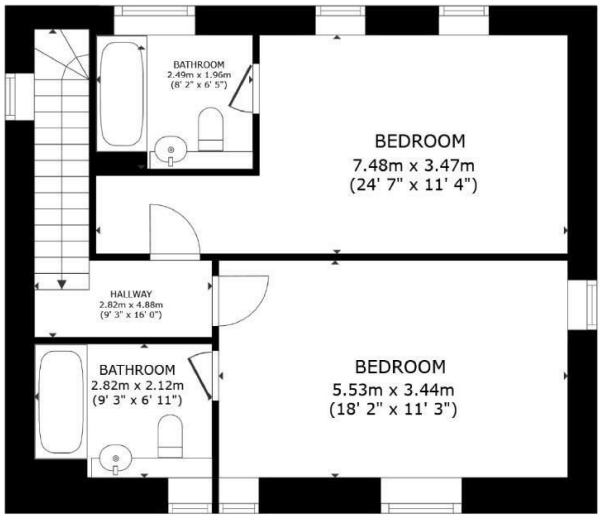
**Property Images**






FLOOR 1

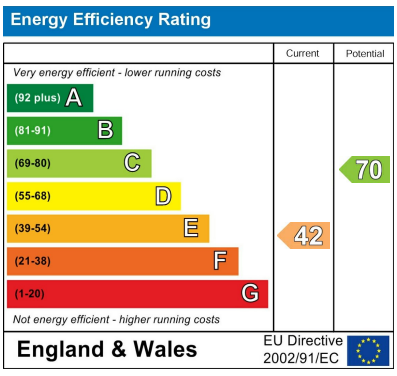
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.




FLOOR 2

HUNTERS EXCLUSIVE
EXCLUSIVE HOMES | EXCEPTIONAL SERVICE



A unique property full of potential, in a very sought after village.

DO YOU MEET ONE OF THE BELOW CRITERIA? PLEASE READ THE FULL DETAILS BEFORE REQUESTING A VIEWING

106 LOCAL OCCUPANCY criteria that a buyer/s must meet to qualify as a purchaser for this property.

https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2019/06/Local-occupancy-housing-for-the-website.pdf

A buyer must be an existing resident of the YDNP. Former residents of the National Park (or of another part of a parish split by the National Park boundary, whose case is accepted in writing by the Authority as having a need to return to the YDNP

Has a strong local connection to the YDNP such as family or a child in a school within the YDNP

Permanent employment in the YDNP or provide a service mainly within the YDNP or in another part of a parish split by the National Park boundary.
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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.

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.

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

## On-Line-Bullet-Points

• Yorkshire Dales National Park 106 local occupancy applies • Please ensure you have read the 106 criteria • Detached property with gardens • Attractive fore-garden and outlook • Prime location in this sought-after village • No chain • Ready to refurbish and re-design back to a family home • Plenty of parking • Great walks from the doorstep • 10 minutes into Skipton