



Leardene House, Draughton | | Skipton | BD23 6EA

£625,000

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A truly charming and characterful cottage, enviably positioned overlooking the picturesque village green in the highly sought-after village of Draughton. Beautifully extended and sympathetically renovated by the current owners, this exceptional home effortlessly blends period charm with stylish modern living, creating a warm and inviting property full of personality and timeless appeal.

From the moment you step inside, the cottage exudes character. The heart of the home is the impressive open-plan living kitchen, a wonderfully sociable space designed for modern family life, with ample room to cook, dine and relax. Bi-fold doors frame the delightful garden and draw in the breathtaking views beyond, while a few steps lead down to a quaint and cosy garden room, perfect for enjoying the peaceful surroundings throughout the seasons.

Further enhancing the charm of the property are two elegant yet cosy sitting rooms, each offering inviting spaces to unwind, alongside a study ideal for home working, a useful utility room and a cloakroom completing the ground floor accommodation.

To the first floor, the sense of space continues with four generous double bedrooms and a beautifully appointed house bathroom. The superb principal suite enjoys the added luxury of an en-suite shower room.

Outside, the cottage is equally appealing, with a private driveway providing parking together with attractive gardens and patio areas, perfectly positioned to enjoy the idyllic setting and stunning village views.

- Extended character stone built cottage
- Incredible views
- Packed with period features
- Open plan living kitchen
- Four double bedrooms
- Village location
- Oil fired central heating

GROUND FLOOR



This exceptional home effortlessly blends period charm with stylish modern living, creating a warm and inviting property full of personality and timeless appeal.



Open plan Living Kitchen

26'09 max x 16'08 max (8.15m max x 5.08m max)

A solid wood door opens into this stunning open-plan living kitchen, a beautifully designed space ideal for modern family living, offering ample room for cooking, dining and relaxing. Full of warmth and character, the room enjoys an abundance of natural light with two windows to the front elevation, one of which features a charming built-in window seat — the perfect spot to sit and take in the peaceful village setting.

To the side elevation, bi-fold doors open directly onto the garden and frame the breathtaking far-reaching views across the valley towards the fells beyond, effortlessly connecting the indoors with the surrounding landscape.

The kitchen itself is both stylish and practical, fitted with an excellent range of cabinetry including a pull-out larder cupboard, complemented by granite work surfaces, shelves and a central island creating an attractive focal point to the room. A twin Belfast sink with mixer tap sits perfectly within the space, enhancing the cottage feel. Integral appliances include a fridge, freezer, dishwasher, Smeg range oven, additional Neff oven and a Smeg pop-up extractor fan.

Further features include aged oak flooring, spotlights to the ceiling and a bespoke built-in bookcase, all combining to create a wonderfully sociable and characterful heart of the home.

Garden Room

9'06 x 9'05 (2.90m x 2.87m)

Stone steps lead down to the garden room, with a stone flagged floor and French doors opening onto the snug room.

Snug

12'01 x 11'10 (3.68m x 3.61m)

With an aged Oak floor, two windows to the rear elevation, a range of built in cupboards to one wall and exposed beams.

Utility Room

8'07 x 5'11 (2.62m x 1.80m)

A useful utility space with built in cupboards, space for a washing machine and a dryer. A useful under-stairs cupboard and a tiled floor. Access to the downstairs cloakroom;

Cloakroom

Having a window to the rear elevation, WC, wash basin and tiling to the splash areas.

Sitting Room

14'1 x 11'09 (4.29m x 3.58m)

A cosy room with a wonderful focal point centred around the stone fireplace surround, complete with a stone hearth and wood-burning stove. Exposed ceiling beams and an aged oak floor add warmth and character to the space.

Study

8'11 x 5'09 (2.72m x 1.75m)

With a window to the rear elevation.

FIRST FLOOR

Landing

Steps lead up to a half landing area giving access to the bathroom and Bedroom Two. A few more steps lead up lead to the rest of the bedrooms. Useful airing cupboard.

Bathroom

12'02 x 8'09 (3.71m x 2.67m)

With two windows to the rear elevation, the room features an aged oak floor, concealed unit WC, pedestal hand basin, freestanding bath, vanity sink unit, heated towel rail, and a shower enclosure with tiling to the splashback areas.

Bedroom Two

12'01 x 12'01 (3.68m x 3.68m)

With a window to the side elevation and two further windows to the rear. Open recessed shelving and exposed beams to the ceiling.



Bedroom Three

11'08 x 11'07 (3.56m x 3.53m)

With a window to the front elevation, exposed beams to the ceiling and a cast iron fireplace. Two fitted double wardrobes.

Bedroom Four

11'10 x 9'01 (3.61m x 2.77m)

With a window to the front elevation, built in open recessed shelves and dressing table.

Corridor to Bedroom One

A hall way leads to the principal bedroom suite. Having a Velux window and a pair of double built in wardrobes.

Principal Bedroom

11'11 x 11'04 (3.63m x 3.45m)

With window to both the front and side elevation taking in the wonderful views across the valley and the fells beyond. A built in storage cupboard.

Ensuite Shower Room

7'03 x 4'11 (2.21m x 1.50m)

With a velux window and window to the rear elevation. A vanity wash basin, walk in shower enclosure, concealed unit WC and a towel rail. Tiling to the floor and walls.

OUTSIDE

Parking

To the front of the property there is ample parking in the driveway.

Gardens

Outside, the gardens wrap around the front and side of the property, providing beautifully landscaped grounds with a stone-flagged patio perfectly positioned to take in the views. There are also a range of outside storage buildings, including a shed/workshop with light and power. The oil tank is discreetly housed within a submerged tank.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Council Tax

City of Bradford Metropolitan District Council Tax Band D.

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Attractive gardens and patio areas, perfectly positioned to enjoy the idyllic setting and stunning village views.





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Total Area: 161.4 m² ... 1738 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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