

# HUNTERS®

## EXCLUSIVE

**Copy Nook, Stansfield Brow, Lothersdale**

**Offers Over £1,025,000**

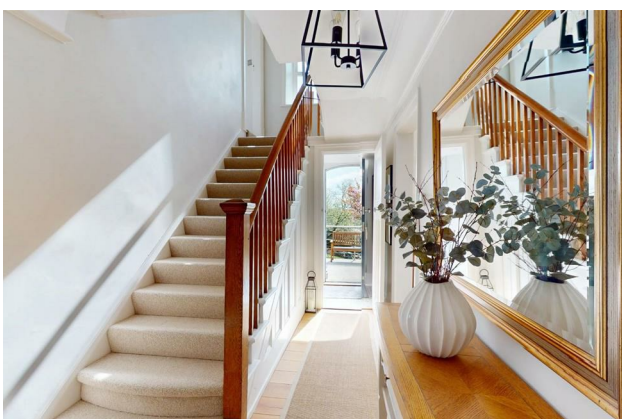
**Property Images**



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### Property Images



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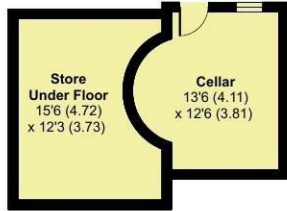
## EXCLUSIVE

### Property Images

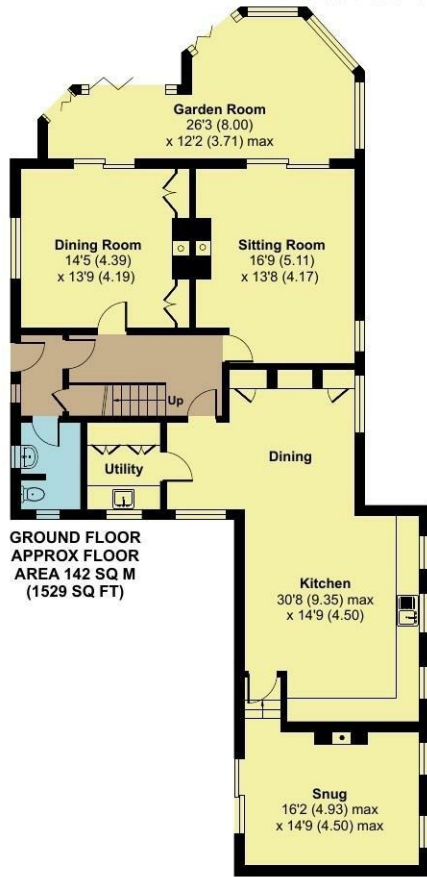




For identification only - Not to scale



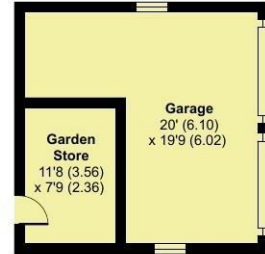
CELLAR / OUTBUILDING 1  
APPROX FLOOR  
AREA 28.9 SQ M  
(312 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 142 SQ M  
(1529 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 102 SQ M  
(1098 SQ FT)



GARAGE / OUTBUILDING 2  
APPROX FLOOR  
AREA 35.2 SQ M  
(379 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1279373

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 73        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 53      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Unexpectedly re-offered to the market 7 weeks into an agreed sale.

A superbly positioned and exceptionally well presented Edwardian Villa to the market. Constructed in 1911, Copy Nook is a stunning detached house that beautifully combines period charm with modern luxury.

Built in 1911 by Mr Kenneth Wilson the owner of Lothersdale Mill, this remarkable property boasts 5 bedrooms and 4 inviting reception rooms, making it an ideal family home. This substantial family home is constructed of random stone under a stone slate roof, and in our opinion boasts the best views and position available in the sought after village of Lothersdale. Every window has a pleasant view / outlook.

Featuring a contemporary architect award winning designed sun room to take advantage of the southerly aspect and views, and with 5 bedrooms, 4 reception rooms, superb new dining-kitchen, utility, and sitting in well maintained gardens.

There is a detached double garage and a driveway apron providing ample parking.

The main roof has had a full strip back and under-felted renovation.

As you enter through the original timber front door, you are greeted by a welcoming entrance lobby adorned with a tiled floor. The cloakroom, finished with period-style fittings, offers ample natural light and space for outdoor gear.

The reception hall features an elegant staircase and oak flooring, setting the tone for the rest of the home.

The sitting room is a delightful space, showcasing original wide coving and an ornate plaster frieze, centred around a charming cast iron fireplace with an Esse multi-fuel stove. This room seamlessly flows into a contemporary extension designed by the esteemed architect Peter Harrison Associates, where tall mullioned windows and multi-fold doors provide breathtaking panoramic views of the surrounding countryside.

The dining room, open to the extended garden room, is perfect for entertaining, comfortably accommodating a ten-person dining suite. A marble fireplace with a multi-fuel stove adds a touch of elegance, while the oak flooring and original coving enhance the room's character. The snug, with its wood-burner, and cosy atmosphere has French doors leading to the gardens, is perfect for intimate evenings.

The refurbished kitchen with superb views and utility room were re-fitted in 2019 by a retired local builder, featuring high-quality Helmsley Shaker-style units with oak veneer interiors and concealed lighting, complemented by modern appliances, including a Neff Slide & Hide oven, warming draw, microwave / oven, 5 point hob with extractor hood, dishwasher, a wine cooler and LG American-style fridge-freezer. A large centre island / breakfast bar provides excellent baking space, and there is a double Belfast sink set under a triple window having fantastic views over the village.

A fabulous original staircase that features a half landing with a charming mullioned window, adding character to the home. The master bedroom is a true highlight, providing ample space for a super-king-sized bed and furniture, complemented by breathtaking views from dual aspect windows. The refurbished en suite shower room is a luxurious retreat, featuring a stylish vanity unit with granite worktops, a large walk-in shower, and elegant oak flooring.

The second bedroom also enjoys lovely views and generous proportions, while the house bathroom has been tastefully refurbished to include a free-standing tub, a separate shower enclosure, and modern fixtures. Two additional double bedrooms, and a single bedroom/ home office complete the upper level, all offering delightful long-distance views.

Outside, the property is approached through timber gates, leading to a tarmac drive with ample parking for several vehicles. The landscaped gardens to the south and south-east feature substantial flagged terraces, mature trees, and well-stocked borders, all surrounded by charming dry stone walls. The stone flagged sun terrace, accessible from the sun/garden room through multi-fold doors, creates an exceptional space for entertaining and alfresco dining, with stunning views and sunshine throughout the day. A short flight of steps lead down to a further sitting area and to the west side of the property, where a boiler / wine cellar / water treatment room can be found. The stone flagged paths then continue back up to the driveway past a smaller lawn area and the property's oil tank

A double garage with remote-controlled doors provides secure parking and additional storage, while the property benefits from a new bore hole private water supply, mains drainage, and Grant oil-fired heating (2019) with Nest 'learning' thermostat, and the property benefits from underfloor heating in the ground-floor living areas, ensuring comfort throughout the year. The properties main roof has been re-roofed under current ownership.

Copy Nook enjoys stunning sunrises and sunsets, with gardens and patios facing south-west, perfect for soaking up the sun from dawn to dusk, and relaxing in the Artic-Spa hot tub.

Lothersdale is a small village and civil parish in the Craven district of North Yorkshire, England. Situated near Skipton and located within the triangle formed by Skipton, Cross Hills and Colne. It is a small community of about 200 houses.

Local amenities include a delightful community run park, church, pub, village hall, Clubhouse and (Ofsted 'Outstanding') primary school. The Pennine Way runs through the village. The village pub is the Hare and Hounds which has a reputation for excellent hot food and real ales.

A large area at the far end of Lothersdale is known as Raygill. This is home to Raygill Lakes which offers year-round trout, pike and coarse fishing on 4 beautiful scenic lakes.

Cononley Railway station is just 2 miles away. Local supermarket and amenities are just 3 miles away in Cross Hills. Nearby Skipton, just 4 miles away, is a thriving market town with a wide variety of shops, schools along with national rail and coach links. The Yorkshire Dales National Park starts just beyond Skipton. Leeds/Bradford Airport - 21 miles away, Leeds City Centre -25 miles, central Manchester - 40 miles away and Windermere in the Lake District - 54 miles away.

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#### Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.