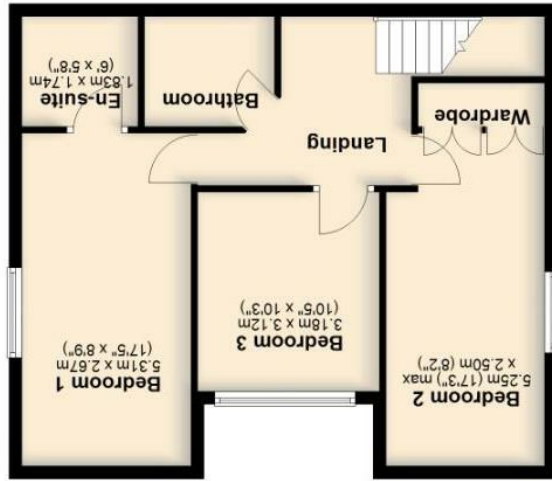


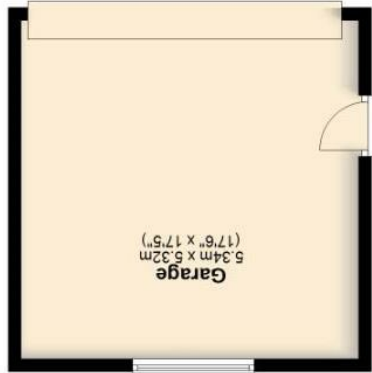


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

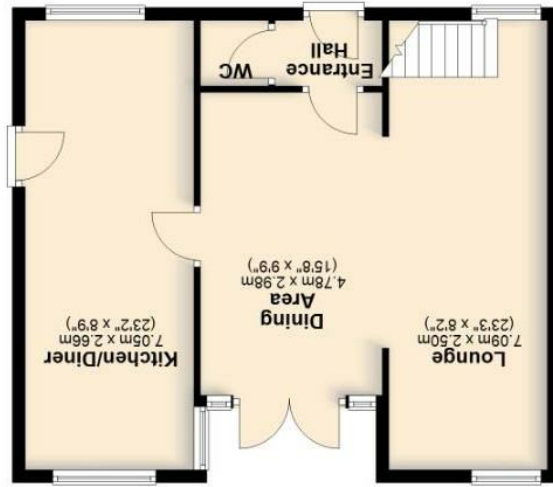
All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using Planitp.
Total area: approx. 140.2 sq. metres (1509.6 sq. feet)



First Floor
Approx. 56.7 sq. metres (610 sq. feet)

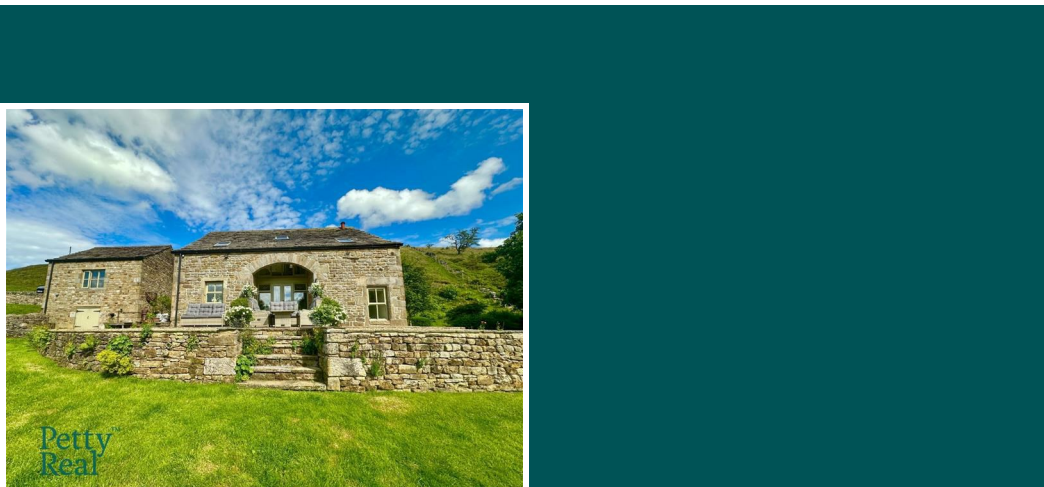


Ground Floor
Approx. 83.6 sq. metres (899.6 sq. feet)



Because life is
Petty RealTM

Price £650,000



Low Laithe Barn Skipton Old Road

**Colne
BB8 7ER**



Council Tax Band: D



This superb three-bedroom barn conversion blends traditional charm with modern luxury, nestled within approximately 1/3 of an acre in a peaceful rural setting with beautifully maintained gardens, ample parking, and a double garage. Inside, spacious living areas with countryside views, a high-end dining kitchen, and character features such as exposed beams create a warm, inviting home perfect for family life and entertaining.

Description

This superb three-bedroom barn conversion combines traditional character with modern luxury, offering an exceptional lifestyle opportunity for those seeking countryside living without compromising on convenience. Nestled within approximately one-third of an acre, the property enjoys beautifully maintained gardens, extensive parking, and the added benefit of a double garage.

From the outset, the impressive stone exterior and classic barn architecture create instant appeal. The generous driveway leads to the double garage, complete with a remote-operated door, power, lighting, water supply, and sink—ideal for secure parking, workshop use, or storage. An additional under-garage store provides perfect space for garden equipment.

Inside, the heart of the home is the beautifully appointed dining kitchen, fitted with high-end Miele appliances, bespoke cabinetry, and quality work surfaces. This flows effortlessly into a further dining area with stunning open countryside views, creating an inviting space for family meals and entertaining.

A cosy sitting room with a feature fireplace and log-burning stove provides the perfect retreat on colder evenings. The ground floor is completed by a practical W/C and a useful cloak cupboard, adding everyday convenience.

To the first floor are three generous double bedrooms. The master enjoys a private ensuite shower room, while the remaining bedrooms share a stylish house bathroom with a high-quality three-piece suite. Each room is filled with natural light and enjoys peaceful views, enhancing the feeling of tranquillity.

The outdoor space is equally impressive. A large rear patio is ideal for alfresco dining, while the expansive lawn offers excellent space for recreation and relaxation. To the side, a feature pond, wooded area, and stream create a serene natural setting. Additional parking to the rear offers potential for glamping or other lifestyle uses (subject to consents).

Throughout the home, original features such as exposed beams and stonework sit seamlessly alongside modern comforts, creating a timeless yet contemporary feel.

Positioned in a rural yet accessible location, the property offers excellent connections to Skipton (8 miles), Leeds (29 miles), and Manchester (38 miles)*, while nearby amenities—including schools, shops, and restaurants—ensure convenience is always close at hand.

This exceptional barn conversion offers space, comfort, and charm in equal measure—a truly special home where every detail has been carefully considered.

Location

Upon leaving Skipton head south along Carleton Road, through Carleton village and follow the signs for Colne. Continue along West Road for roughly 4 miles. After you have travelled along the long straight that dips down and back up, follow the road round to the right, The Low Laithe Barn driveway is then the second on the right.

What3words ///shepherds.freely.hurray

View more about this property online....

www.pettyreal.co.uk

@PettyEstAgents /pettyestateagents