







Holly Bank, Sutton-in-Craven, BD20 7QN

Asking Price £280,000

- ATTRACTIVE STONE BUILT TERRACE
- THREE BEDROOMS
- BEAUTIFUL MATURE GARDEN WITH A CHARMING SUMMER HOUSE
- RAISED FRONT GARDEN
- SUBSTANTIAL ATTIC ROOM WITH CONVERSION POTENTIAL
- DELIGHTFUL GARDEN ROOM
- STUNNING VIEWS
- SOUGHT AFTER LOCATION

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Holly Bank, Sutton-in-Craven, B20 7QN

COUNTRYSIDE VIEWS, CHARACTER & A GARDEN TO FALL IN LOVE WITH! A rare opportunity to acquire a deceptively spacious stone-built family home, occupying an enviable position off the highly sought-after Bent Lane. Tastefully presented throughout and surrounded by stunning countryside views, this charming period home offers generous living accommodation, three well-proportioned bedrooms, a substantial attic room with exciting conversion potential (subject to the necessary permissions) and a beautiful mature garden

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Council Tax Band: C







PROPERTY DETAILS

A rare opportunity to acquire a deceptively spacious stone-built family home, occupying an enviable position off the highly sought-after Bent Lane. Tastefully presented throughout and surrounded by stunning countryside views, this charming period home offers generous living accommodation, three well-proportioned bedrooms, a substantial attic room with exciting conversion potential (subject to the necessary permissions) and a beautiful mature garden that also has a summer house at the back. Combining a peaceful rural setting with breathtaking far-reaching views, outstanding outside space and easy access to everyday amenities, properties of this size, character and location rarely come to the market. Homes of this period are renowned for their quality craftsmanship and enduring construction and this house on Holly Bank is no exception. From the moment you step inside, there is a reassuring sense of solidity, with high ceilings, generous proportions and character features that reflect the quality of a home built to stand the test of time, whilst offering all the comfort and practicality expected for modern family living.

This attractive stone-built terrace has been lovingly cared for over many years and provides spacious, well-balanced accommodation that is ready to move straight into, whilst also offering excellent scope for buyers wishing to further enhance or personalise the property over time.

The accommodation begins with a welcoming entrance hall leading into a charming sitting room, where a feature fireplace and attractive period detailing create a warm and inviting atmosphere. To the rear of the property is a generous secondary reception room/dining room, providing the ideal space for both everyday family life and entertaining guests, with access to the useful keeping cellar and the adjoining garden room. The kitchen is fitted with a range of modern wall and base units, integrated appliances and benefits from windows to two elevations, allowing an abundance of natural light to flood the room. The current layout works well as it is; however, buyers may also wish to explore the potential to reconfigure the ground floor by utilising part of the adjoining reception room to create a larger open-plan kitchen and dining space, subject to the necessary approvals. Completing the ground floor is a delightful garden room overlooking the beautifully landscaped rear garden, a wonderful place to enjoy a morning coffee, relax with a book or create an ideal home office with a peaceful outlook.

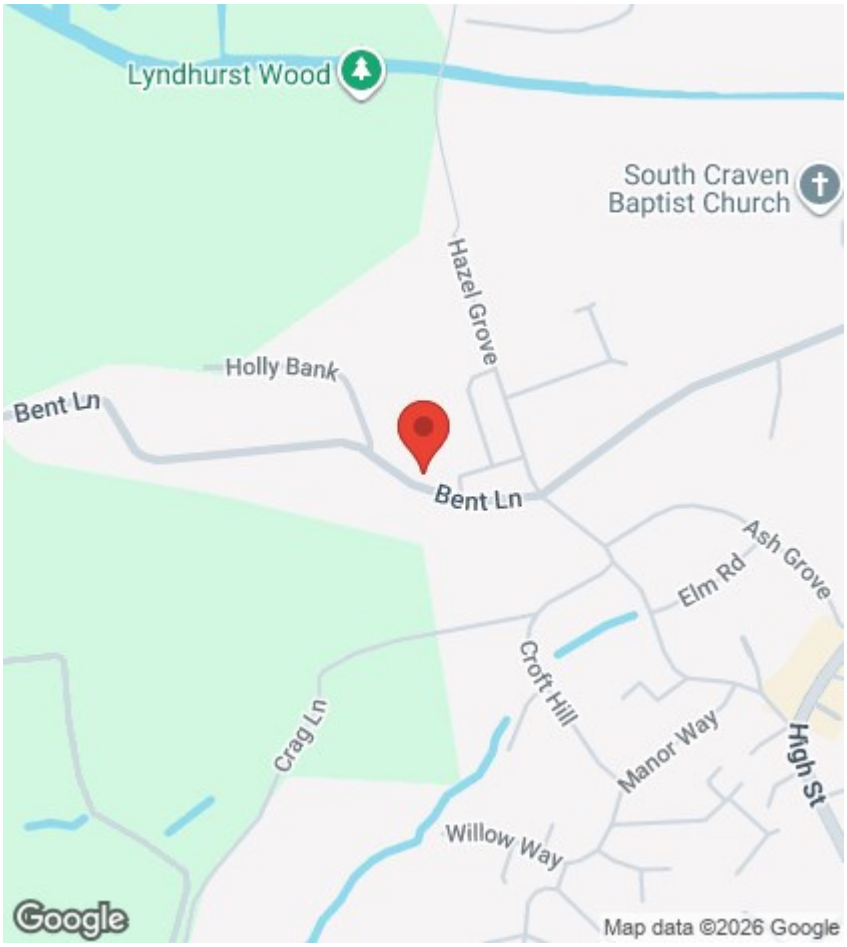
To the first floor are three well-proportioned bedrooms, each benefiting from large windows that are characteristic of homes from this era, allowing natural light to pour into every room. The rear bedrooms enjoy delightful views over the beautifully maintained gardens, whilst the principal bedroom to the front enjoys spectacular panoramic views across the surrounding countryside, creating a wonderful sense of space and tranquillity. Offering excellent versatility, the third bedroom provides valuable additional space that could be utilised as a nursery, stylish home office, craft room or playroom, making it ideal for growing families or those working from home. The family bathroom is fitted with a white suite incorporating a corner bath with shower over and offers buyers the opportunity to update to their own tastes if desired.

One of Holly Bank's hidden gems is the substantial loft space, currently accessed via a charming traditional ladder concealed within the over-stairs cupboard. Already benefiting from power, lighting and exposed beams, this impressive space provides excellent storage but also presents exciting potential to create additional living accommodation. A number of neighbouring properties have successfully converted their lofts, demonstrating the excellent opportunity available here, subject to the necessary planning permissions and building regulations.

Externally, Holly Bank continues to impress. A charming raised front garden creates an attractive approach to the property, whilst across the picturesque cobbled lane lies what is undoubtedly one of the home's standout features. The beautifully landscaped rear garden has been thoughtfully designed with manicured hedging, an apple tree, established planting, colourful borders, seating areas, ornamental features and a summer house, all backing directly onto open fields. The result is an exceptional outdoor space that offers complete privacy, wonderful views and an enviable sense of peace that is increasingly difficult to find within a village setting. Whether entertaining family and friends, gardening or simply enjoying the changing seasons, this truly is a garden to be enjoyed.

Holly Bank off Bent Lane is widely regarded as one of Sutton-in-Craven's most desirable residential addresses, offering the perfect balance between village convenience and countryside living. Surrounded by beautiful open fields and scenic walks, yet within comfortable walking distance of local shops, cafés, everyday amenities, the location offers an enviable lifestyle for families and professionals alike. There are two highly regarded primary schools within the village, as well as an excellent secondary school.

Skipton, Keighley and the wider Aire Valley are all easily accessible, making it ideal for commuters whilst retaining the charm and community feel of village life. The combination of generous accommodation, outstanding gardens, uninterrupted rural views, future development potential and such a highly regarded location makes Holly Bank an exceptionally rare opportunity, and early viewing is highly recommended.

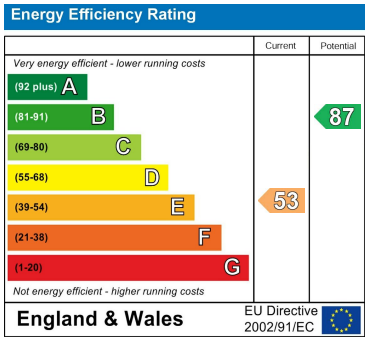


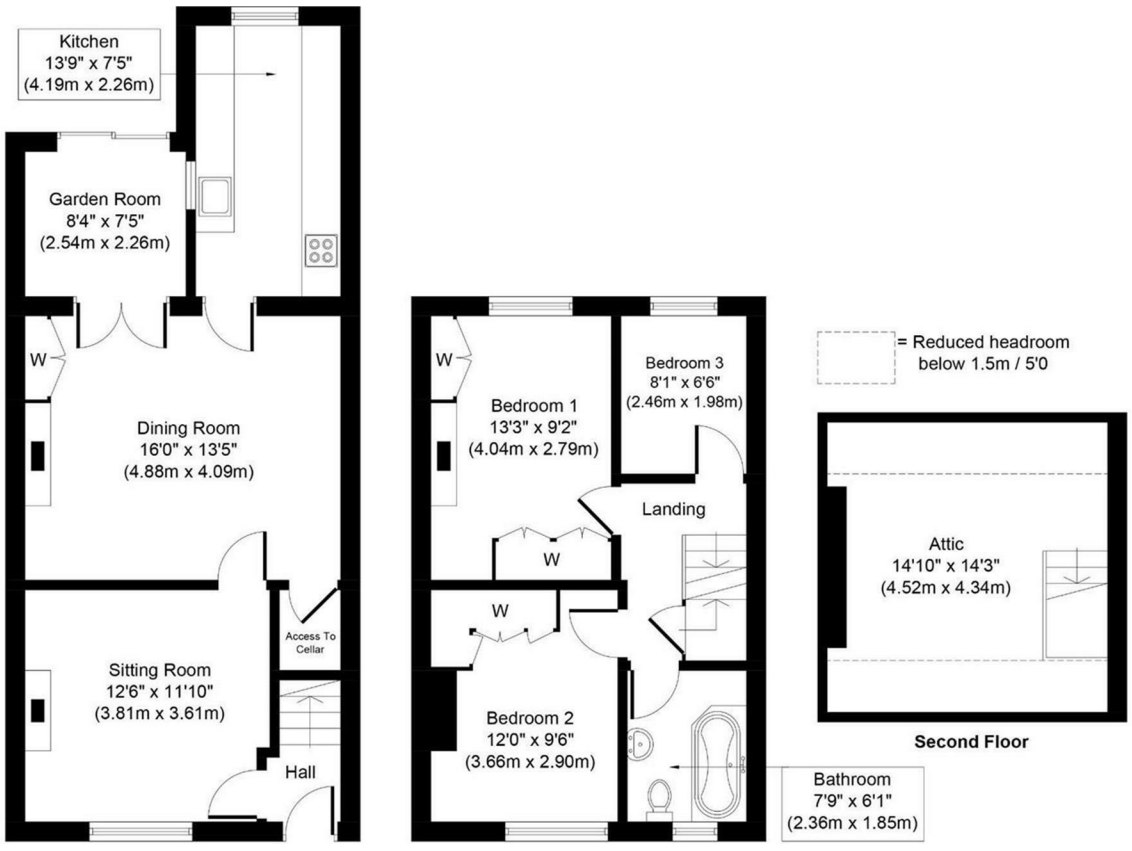
Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

E





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