



Kiln Hill, Calton, Skipton, North Yorkshire, BD23 4AD

SENSIBLE OFFERS CONSIDERED BY OUR VENDORS

Located in the heart of the beautiful Yorkshire Dales National Park this fabulous Malhamdale property is sat in the quiet and tranquil village of Calton. A barn conversion that offers four/five bedrooms finished to the highest of standard. With a large open plan living space, modern kitchen and bathrooms with quality fixture and fittings. Also having an amazing garden to the rear with a balcony and open views over neighbouring fields. NO ONWARD CHAIN

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Harrogate 30 miles, Skipton 8.5 miles, Leeds 35 miles (all distances)

Guide Price: £750,000

- Superb detached barn conversion
- Spacious living accommodation throughout
- Beautiful fitted kitchen diner
- Stunning rear garden with separate home office
- Ample parking for several cars and garage
- Four/five bedrooms/two bathrooms
- Idyllic village location
- No onward chain



Through the formal entrance with double doors that give access into the hallway. The property is an upside down house with the bedrooms to the ground floor and the living accommodation to the first floor.

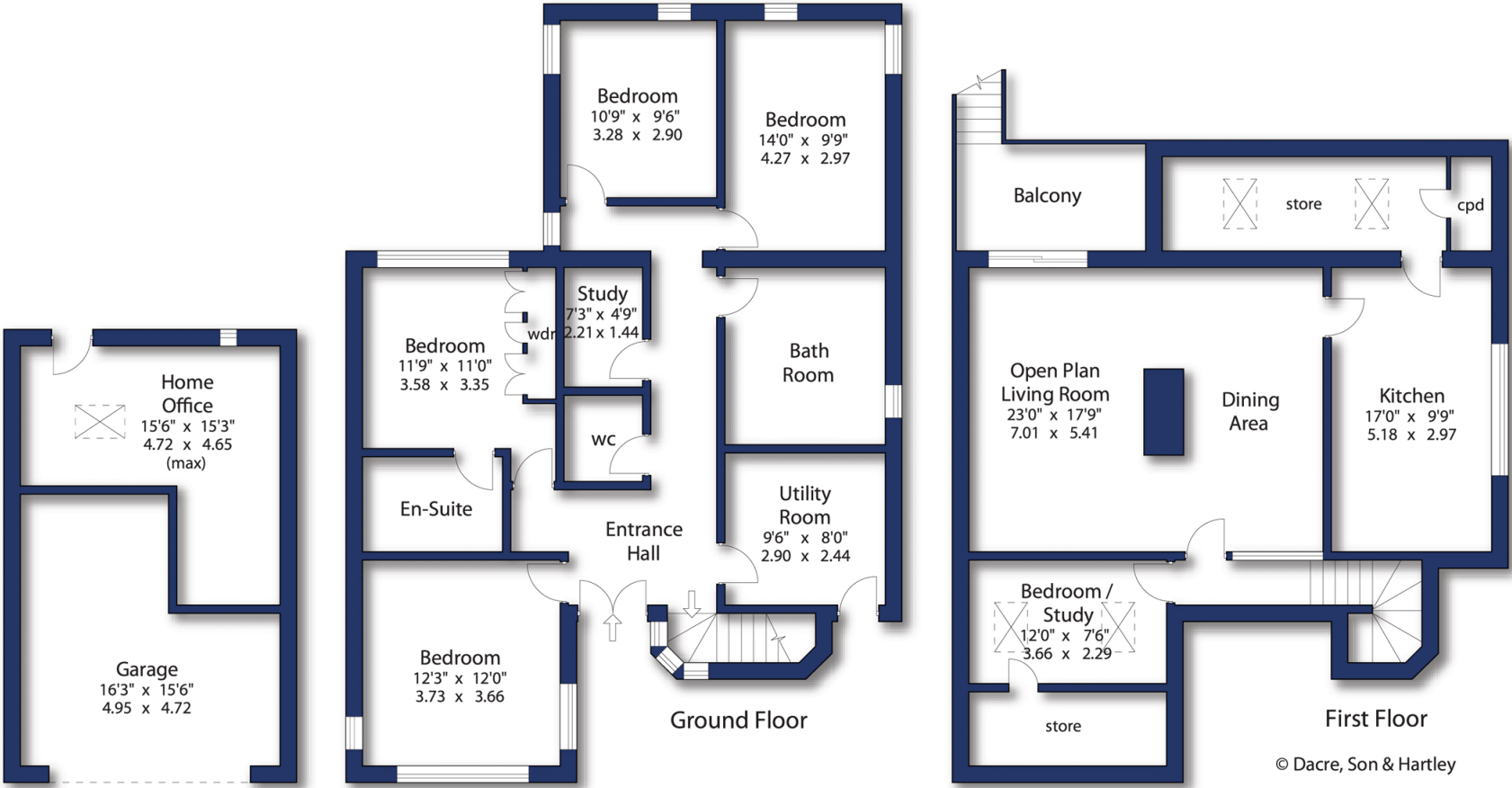
The master bedroom is to the rear of the property with windows looking out to the garden, also with an en-suite having under floor heating, tiled walls and floor, low flush w.c., pedestal wash hand basin, bath with shower over and glass screen. Bedroom two is to the front of the house with windows to three sides and exposed beams. There are two further bedrooms to the rear both having dual aspect windows. The family bathroom includes a modern roll top bath, wash hand basin with display cabinet below, low flush w.c., tiled floor, exposed beams and a window to side. Also to the ground floor is a study and a downstairs w.c., offering a two piece suite. Utility room with sunken Belfast sink, plumbing for washing machine and separate dryer.

The first floor is accessed via a sweeping staircase with a glass panel wall to the front. To the first

floor landing is a glass wall leading into the formal living space and off here is another bedroom with restricted head height, two skylight windows and eaves storage. Into the main formal living area with fabulous beams, central fireplace with a dual sided stove, exposed stone, wooden floor and sliding patio doors leading to the balcony. Through to the kitchen with selection of wall drawer and base units with granite worktop surfaces over and stands, sunken Belfast sink, integrated dishwasher, range cooker with extractor above, breakfast bar in granite, exposed feature wall, wood floor and space for an American style fridge/freezer. There is a storage to the back with eaves access off and a couple of Velux windows, this then leads to the boiler cupboard which has the Worcester boiler and tank.

Externally, the driveway leads to the garage at the rear of the property with side opening doors to the front and with power, light and water along with an external tap. To the rear of the garage there is a fabulous office/music room with stone flagged floor, under floor heating, exposed beams, skylight window and a further window and door to the rear. The gas tank is also located behind the garage.

Floorplans





Mortgage
Advice Bureau

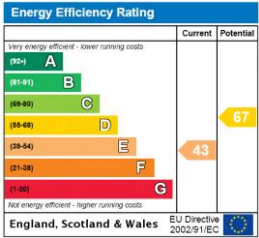
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Directions

Enter Calton from Airton via Calton Lane, from Gargrave/Skipton direction. As the road sweeps to the right the property is immediately on the left at the start of Kell Skye Lane with the property identified by our Dacre, So & Hartley 'For Sale' board. What3words spelling: uplifting.dote

Local Authority & Council Tax Band

North Yorkshire County Council, 01756 700600,
Council Tax Band G

Tenure

Freehold

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