



Hartley Barn, Maypole Green, Long Preston, BD23 4PJ

An exceptionally presented three bedroom barn conversion set in stunning gardens with ample parking and garage in the sought after village of Long Preston.

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Hartley Barn, Maypole Green, Long Preston, Skipton, BD23 4PJ

Lancaster 30 miles, Skipton 12 miles, Leeds 39 miles (all distances approximate)

Guide Price: £625,000

- Three double bedrooms
- Award winning detached barn conversion
- Detached garage
- Ample parking
- Private Garden
- Summer House
- Home Office



General remarks

Occupying an enviable position in the heart of the highly regarded village of Long Preston, Hartley Barn enjoys a delightful setting adjacent to the picturesque Maypole Green. The property benefits from immediate access to village amenities whilst retaining a pleasant degree of privacy, standing within attractive walled gardens with a private driveway/forecourt and a detached double garage incorporating a home office.

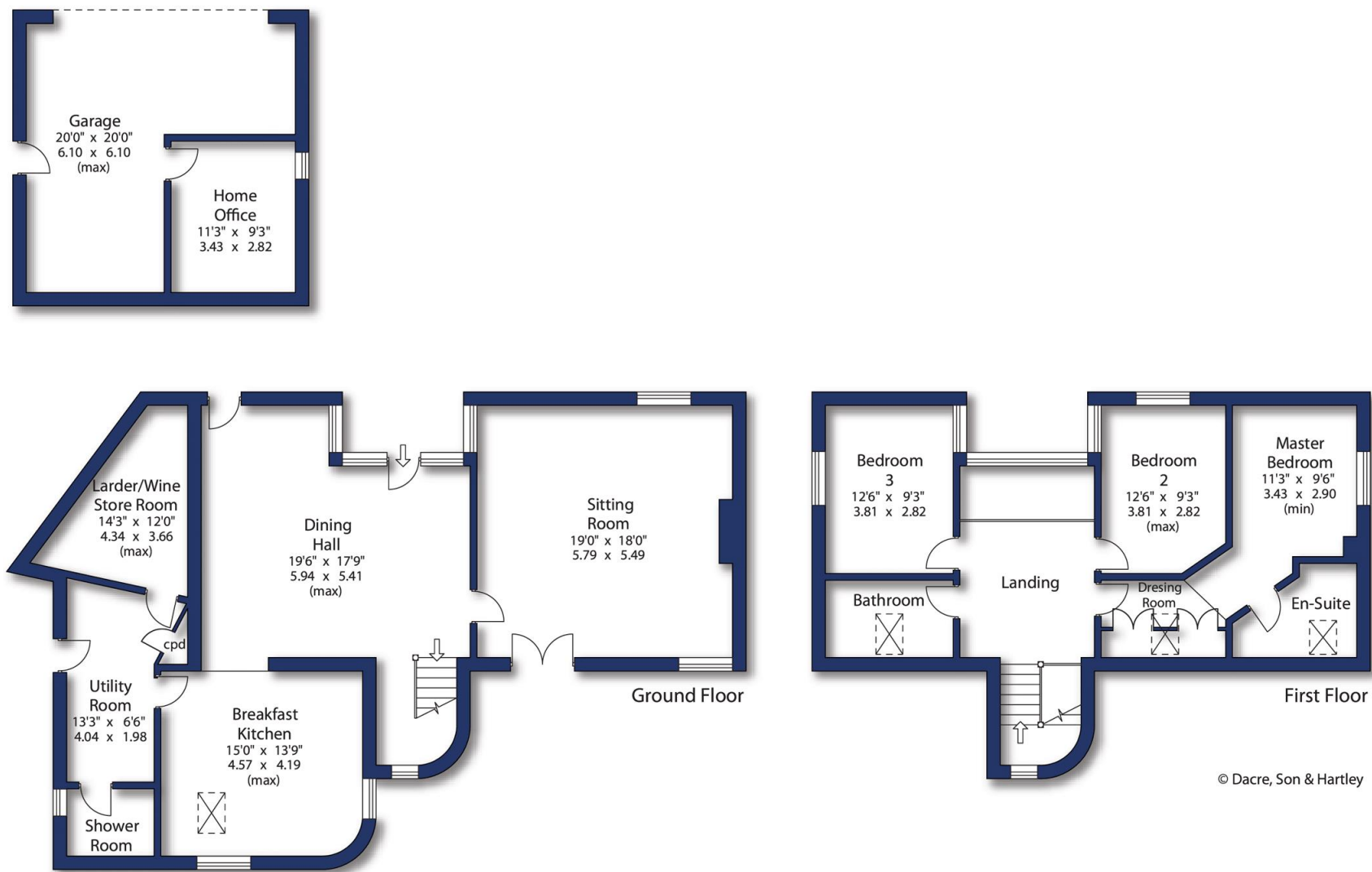
This impressive award-winning detached barn conversion has been finished to an exceptional specification and demonstrates meticulous attention to detail throughout. The property successfully blends striking contemporary design with charming period character, creating a unique and highly individual home. Features include gas central heating, sealed unit double glazing, electric entrance gates, together with a wealth of character including exposed beams and trusses, exposed stonework, and brace-and-ledge style oak internal doors.

A traditional oak entrance door opens into an impressive dining hall, a striking reception space overlooked by a galleried first floor landing. A stone return staircase rises to the first floor, whilst a remarkable curved exposed stone wall creates an architectural focal point leading through to the breakfast kitchen. An additional

external oak door with exposed stone and timber surround provides access to the front patio. The breakfast kitchen is fitted with an extensive range of contemporary beech wall and base units with contrasting granite work surfaces, stone tiled surrounds and a matching breakfast bar/island. Integrated appliances include twin AEG stainless steel ovens, AEG ceramic hob with extractor hood, and an integrated Bosch dishwasher, together with space for an American style fridge freezer. From the kitchen there is access to a useful utility room, a shower room, and a quirky triangular larder store. The sitting room is a generously proportioned living space featuring twin external doors opening to the rear garden and a wood burning stove with ornate stone hearth.

The first floor is approached via an impressive carved stone staircase with curved return and integrated tread lighting. The spacious galleried landing features glass and stainless steel balustrades with views down into the dining hall below. The principal bedroom benefits from bespoke fitted wardrobes together with an en-suite shower room. There are two further double bedrooms, served by the house bathroom which comprises a modern white three-piece suite with shower over bath, vanity wash basin and low suite WC.

Floorplans

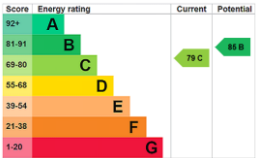


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To the front of the property there is a stone cobbled and pebbled private driveway providing parking for several vehicles, together with a generous stone flagged patio area. To the rear lies an attractive lawned garden, complemented by a stone flagged patio, composite decking area and a summer house, providing ideal spaces for outdoor entertaining and relaxation.

Directions

From Settle on the A65 towards Skipton. On entering Long Preston continue through until you reach the Maypole Pub on the left hand side. Take the second left turn after the Maypole Pub and the property can be found approximately 30 yards on the right hand side.

What3Words marble.butchers.spending

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold. Located within the Yorkshire Dales National Park.
- Mains Gas, Electricity, Water and Drainage are installed. Domestic heating is from a gas fired central heating boiler. Electric underfloor heating is installed to the kitchen, main bathroom and en-suite.
- Garage plus private off street parking.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 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.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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