



## Waterways Lodge, Winterburn, Skipton, North Yorkshire, BD23 3QU

An elegant three bedroom detached home in the Yorkshire Dales National Park combining character, privacy, and far reaching countryside views in a unique setting. Period features throughout, complemented by a generous garden and oversized double garage. A modern self-contained annex provides flexibility for guests, extended family, or home working.

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## Waterways Lodge, Winterburn, Skipton, North Yorkshire, BD23 3QU

Harrogate 30 miles, Skipton 8.8 miles, Leeds 36 miles (all distances)

**Guide Price: £739,950**

- Period stone detached property
- Three bedrooms
- Family dining kitchen
- Oversized double garage
- Self-contained annex
- Extremely well presented throughout
- Quiet rural location
- Enclosed gardens



The front door opens into a hallway with stone flagged floors and arched windows bringing in light from both sides.

The living room is warm and inviting, centred around a Clearview wood burning stove and with the original Victorian staircase. Windows to the front and side frame views over the reservoir, garden, and valley beyond. The kitchen diner is both practical and sociable. The kitchen is fitted with solid oak units and a dresser by Smallbone of Devizes. Black granite worktops complete the look. An Everhot range cooker sits in a feature fireplace, and there is a Miele electric oven, hob, and extractor. Sash windows on both sides and original stone flooring add to the sense of quality and character. The dining area offers space for a large table, with exposed beams, a stone slab shelf, and a useful pantry cupboard.

To the rear, a second hallway leads to a well proportioned utility room with sink, space for appliances, and a sash window. A shower room/WC completes the ground floor, with heritage fittings and a sash window. The back door opens on to the driveway and garden.

Upstairs, the first floor landing features exposed beams and a large eaves storage cupboard.

The principal bedroom has uninterrupted valley views and a cast iron fireplace. The second bedroom looks over the reservoir and its spectacular stone overspill. The third bedroom has views across open fields and includes a useful heated airing cupboard.

The main bathroom is attractively finished, with heritage fittings including a roll top clawfoot bath - and provides countryside views from the sash window.

Outside, the oversized double garage is fitted with multiple power sockets, lighting, storage and a remote controlled door. The driveway provides ample parking and continues around to the annex and secluded courtyard area, via a gravel pathway. On the other side of the house, a paved patio enjoys the midday sun and is the perfect place for the hot tub (which can be included).

The rear garden extends away from the house in a natural, woodland style, with lawn, trees, shrubs and planted borders. A shed and oil tank are discreetly positioned, and privacy is assured by established boundaries to all sides.

#### THE ANNEX

This bright, open-plan space offers potential for use as guest accommodation, space for extended family, a home office, or gym. It has its own front door, three double glazed windows, and benefits from under-floor heating. The kitchen is fitted with wall and base units, stainless steel sink, and an electric boiler. The flexible living and sleeping area has two Velux skylights with remote-controlled blinds. A modern shower room includes a shower cubicle and Velux window.

Floorplans

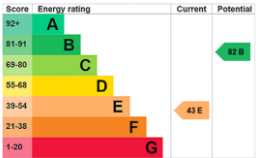


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### Directions

Leaving Skipton via Grassington Road (B6265) driving into Rylstone, turn left into Raikes Lane and at the end of the road turn left onto Fleets Lane. On entering the village of Hetton you will pass The Angel on the right hand side, at the fork turn right following the sign for Winterburn. On reaching the centre Winterburn, turn right passing through a farm, over the cattle grid and then follow the track. Proceed over the small bridge and follow the single track road for around a mile where the property is located on the left, just before the reservoir and marked by our Dacre, Son & Hartley 'For Sale' board.

What3Words shunning.aged.argued

### Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E
- EPC for the annex - [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

### Tenure, Services & Parking

- Freehold
- Mains electricity is installed. There is a private spring water(shared), Septic tank and oil-fired heating system.
- Parking and an oversized double garage is on site.
- The property is located in the Yorkshire Dales National Park

### Internet & Mobile Coverage

The property benefits from a Starlink broadband installation, which provides fast, stable, and highly reliable internet connectivity for home working, video calls, and streaming.

### Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

### 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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