



Stonegarth, 5 Draughton Hall Farm, Draughton, Skipton, BD23 6EB

A substantial stone built four bedroom semi-detached family home set within the picturesque and popular village of Draughton, with beautiful long distance views, private rear garden and well planned accommodation throughout.

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Harrogate 19 miles, Skipton 4 miles, Leeds 24 miles (all distances approximate)

Offers in the region of: £500,000

- Four bedrooms
- Semi detached
- Characterful property
- Private rear garden
- Allocated parking
- Integral garaging
- Lovely views over fields
- Village location



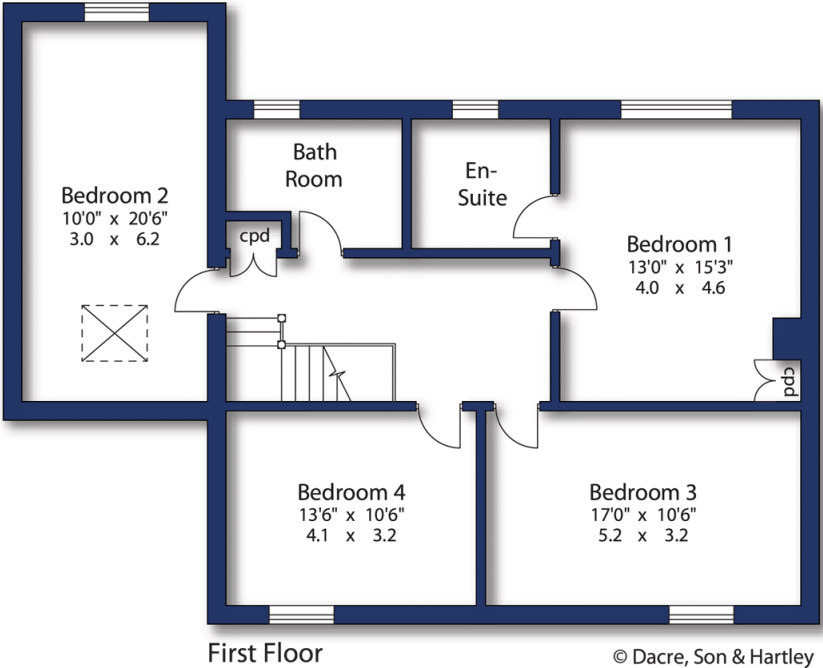
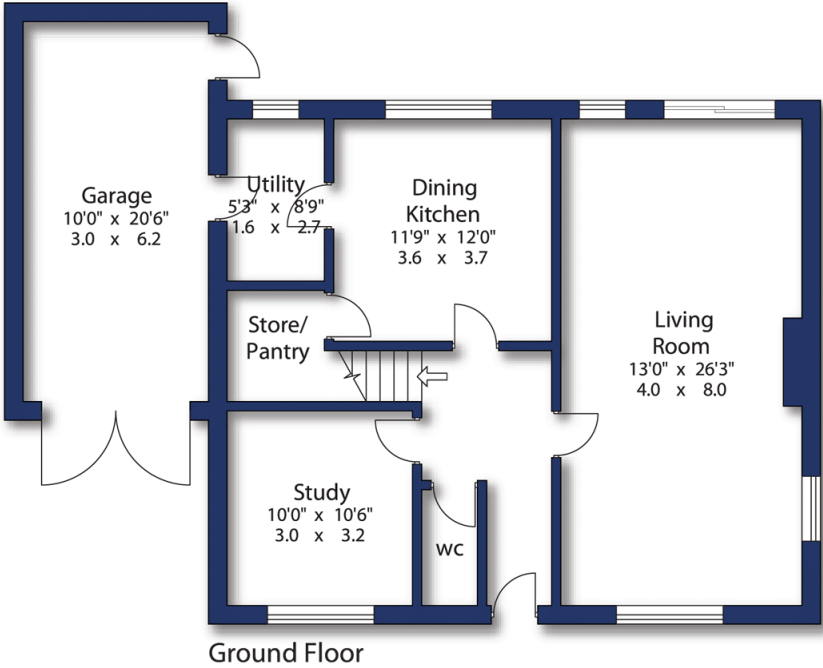
General remarks

On entering the property from the front elevation into the entrance hallway, which gives you access to the ground floor accommodation, staircase to the first floor and to the useful downstairs w.c. with two piece suite in white comprising of a hand wash basin, w.c., extractor fan and radiator. The office is situated to the front, which offers ample working from home space allowing for you to be separate from the bedroom accommodation. Following the property through to the well proportioned living/dining room, with space for a dining table as seen from our images, windows to three sides and sliding patio door which provide access to the private rear garden and allow for an array of natural lighting. There is also the character addition of exposed beams and the stone fireplace with wooden lintel above, stone flagged hearth and a raised open dog grate. Off the hallway, is the dining kitchen which offers a selection of base, wall and drawer units with worktop surfaces over, stainless steel sink and drainer with window looking out on to the private garden and open nearby countryside, plumbing for a dishwasher, oil fired Aga with twin oven range including two hotplates, access to the store/pantry under the stairs and through into the separate utility room with base cupboard and work surface

above, stainless steel sink and drainer, window to the rear and plumbing for a washing machine. Off this room is the access into the integral garage, with power, lighting and water facilities, housing the oil fired boiler and external door leading out to the enclosed rear garden. To the first floor, the landing leads to the four good sized bedrooms, with the master bedroom being placed to the rear of the property with superb long distance views, fitted wardrobes and en-suite facilities, with three piece suite in white comprising of a panelled bath, pedestal hand wash basin, w.c., extractor fan and radiator. The house bathroom, again to the rear elevation, with three piece suite in white comprising of a panelled bath with shower over, pedestal hand wash basin, w.c., extractor fan and radiator.

Externally, the fabulous private rear garden includes lawn, a pebbled bed, flower bed with bushes and stone flagged patio offering substantial seating, spectacular long distance views and backing on to the open countryside. To the front, parking is available for one vehicle on the tarmac driveway in front of the garage.

Floorplans

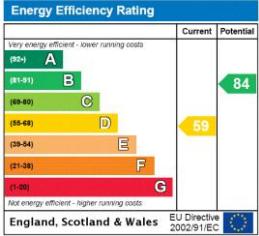


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Directions

From Skipton, take the A65 Ilkley Road turning left into Draughton village. Follow the road through turning left down the hill past the village green. Continue down Low Lane, then after a short distance you will see our Dacre, Son & Hartley 'For Sale' board on the left hand side. Follow the road up and around to the left, then the property will be easily identified to the right.

What3Words revision.callers.conqueror

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage. Domestic heating is from an oil fired boiler.
- Allocated parking for one vehicle in front of the garage

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages.

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

Please note that this property is in a conservation area. Please note that there is a right of access to drive across other residents sections on this private road.

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 £24.00 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.

Dacres Ref: SKI240074/BCH/090225/1