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Listers Barn, Starbotton, Skipton, North Yorkshire, BD23 5HY

A commanding stone built, five bedroomed detached property located in the hub of the popular village of Starbotton. With a garden, double garage and a summerhouse annex which could be used for a number of uses.

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Listers Barn, Starbotton, Skipton, North Yorkshire, BD23 5HY

Harrogate 32 miles, Skipton 18 miles, Leeds 44 miles (all distances

Guide Price: £800,000

- Five bedroom detached property
- Superb village location
- Modern open plan kitchen diner
- Separate annex summerhouse
- Spacious living room
- Private driveway parking and double garage
- Stunning fell views
- Rural location







Enter through a wood and glass panel stable door with four steps leading into the main entrance hallway. The hall with a window to the side, a feature stone wall and beams. This provides access into a two piece suite comprising of a w.c., wash hand basin with vanity unit and storage cupboards.

Into the formal sitting room with a large stone built fireplace with multi fuel stove, beams, underfloor heating and four windows to two sides. Through to the kitchen diner with an understairs storage cupboard, access to the garage and Karndean flooring to the dining area. Two steps lead into the kitchen area with Oak wood units, a sunken shaws original 1897 double Belfast sink, granite worktop surfaces, an Aga, a Neff combi oven, wine rack, space for an American style fridge freezer, a window, a Velux window and a composite door with glass panel. Next is a Library/formal dining room with fitted shelving units, a window to the side and a staircase leading to the upper floor. The wooden staircase with decorative balustrade leads up to a bedroom/games room with three Velux windows, a full height ceiling with feature beams. The en-suite has a latched wood door, glass bricks, a walk in shower cubicle with soakaway, a Pharo jet shower, pedestal wash hand basin, low flush w.c., heated towel rail and a Velux window.

Back to the ground floor entrance hallway, the main staircase leads to the first floor landing with access to the part boarded loft via a pull down ladder. The first bedroom has windows to two corners, a cupboard and en-suite comprising of, a bath with shower attachment, corner shower cubicle with rain hood attachment, low flush w.c., pedestal wash hand basin and tiled walls and floors. The next good sized bedroom has exposed beams and windows to two sides. The third bedroom has a window, fitted wardrobes and a cupboard with the manifolds for the underfloor heating and the final bedroom has a window to the side. The family bathroom includes a Jacuzzi bath with shower attachment, wash hand basin with vanity unit below, close coupled w.c., tiled floor and walls, chrome ladder heated towel radiator and a window to the side.

Externally, from streetside is a coupled paved areas and Indian stone flagged driveway with access to the rear. To the opposite side is a larger driveway with access to the double garage. A small stone staircase leads to the garden and a coal store with the oil boiler housed in here. You then rise up to the main garden with a lawn to the centre surrounded by borders and a paved patio area with beautiful views over neighbouring Fells. A gate provides access to the footpath to the rear.

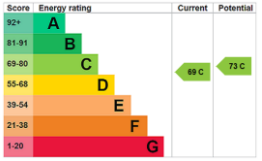
Floorplans



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Contact us

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Directions

From Skipton proceed towards Kettlewell passing Grassington. On reaching Kettlewell continue over the hump back bridge, bear left and follow the signpost for Starbotton and continue for a mile. As you enter the village look for the phone box on your left, proceed to the Fox and Hounds pub. Take the right immediately after the pub where the property is on the left marked by our Dacre, Son & Hartley 'For Sale' board

What3Words kickers.cook.gymnasium

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. Domestic heating is from an oil fired boiler with underfloor heating
- Parking and a double garage are on site
- The property is located a conservation area within The Yorkshire Dales National Park
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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

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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