



The Barn, Kitchen Farm, Skipton Old Road, Colne, Lancashire, BB8 7ER

The Barn is a stone built property with over 2100 ft2 of accommodation and set in an idyllic semi-rural location, with off road parking, good sized grounds with delightful gardens and far reaching views overlooking beautiful countryside. With three double bedrooms and three bathrooms and having been fully renovated to a very high standard combining attractive character features and modern quality. NO ONWARD CHAIN

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Harrogate 28 miles, Skipton 7 miles, Manchester 34 miles (all distances)

Guide Price: £690,000

Accommodation

- Semi-detached character barn
- Three double bedrooms
- Large gardens and off road parking
- Superb finish with high quality fixtures and fittings
- Period features
- Three bathrooms
- Stunning views
- Quiet location
- No onward chain

General Remarks

Entrance hallway with Yorkshire flagged floor and cobbles, exposed walls, double glazed wood framed door, window and a period door with arches leading into the central entrance hallway. From here a staircase leads up to the first floor with a feature arch window giving fabulous views out over the valley.

The accommodation is set over three floors and to the ground floor you will find the kitchen diner with a selection of base and drawer units with quartz worktop surfaces over, integrated oven, hob and extractor, fridge and dishwasher and an Island unit with pull out storage baskets. Also having a multi fuel stove, feature radiator, wood effect flooring, windows to three sides and a door leading to an elevated balcony. Across the hallway is a bedroom with a fitted wardrobe, a window to the front and also a window looking out into the entrance porch. Also with an fabulous vibrant en-suite with feature tiled floor, wash hand basin set in pedestal, close coupled w.c., walk in shower with rain hood and glass screen and a UPVC window to the rear.

To the first floor with a Velux window and the formal living space open to the landing with wood burning stove set in fireplace, wood stripped flooring and a upvc bay window giving views out to the front, also two windows to the rear, one being panoramic and a couple of further windows to the side. From the landing, you access the master bedroom (which has previously been two bedrooms), with Velux window, a dressing room with wardrobes along one wall and window to the front. The en-suite with a bath with shower over, twin basins set



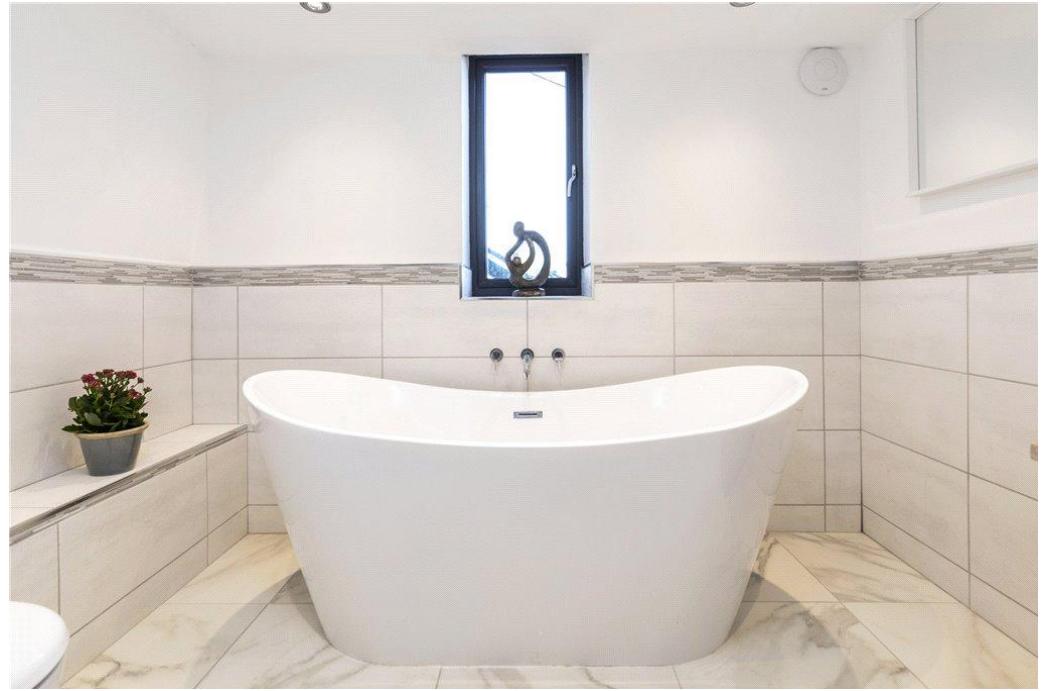
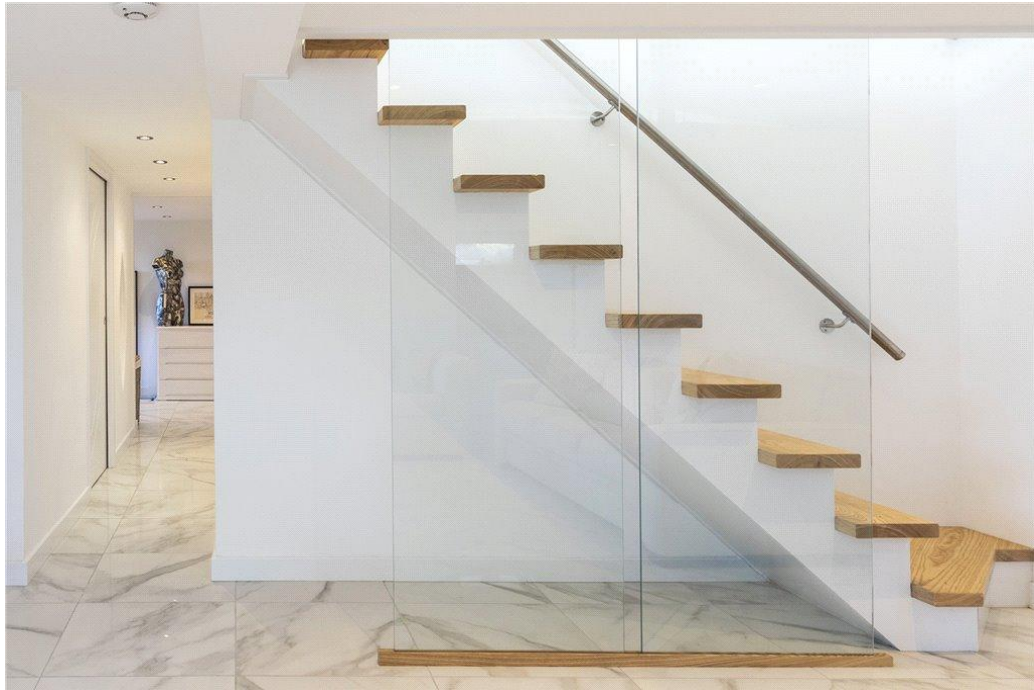
into a vanity unit, concealed cistern w.c., two Velux windows and a upvc window to the rear.

The lower ground floor is accessed from the kitchen diner with a stainless steel and glass balustrade leading downwards, a wooden tread floor and a glass wall. To the lower ground floor there are marble tiles, a feature window looking out to paved patio area, a window and door to the side overlooking a gravelled area. Utility room with a selection of drawer and base units with two light tunnels from the hallway above, venting for a tumble dryer, washing machine along with an integrated fridge and stand alone freezer. The tiled floor runs through to the hallway and bathroom with double ended slipper bath with concealed taps, concealed cistern w.c., feature heated towel rail, wash hand basin and vanity unit below and a window to the rear. Next a bedroom with tiled flooring and a window and door to the rear.

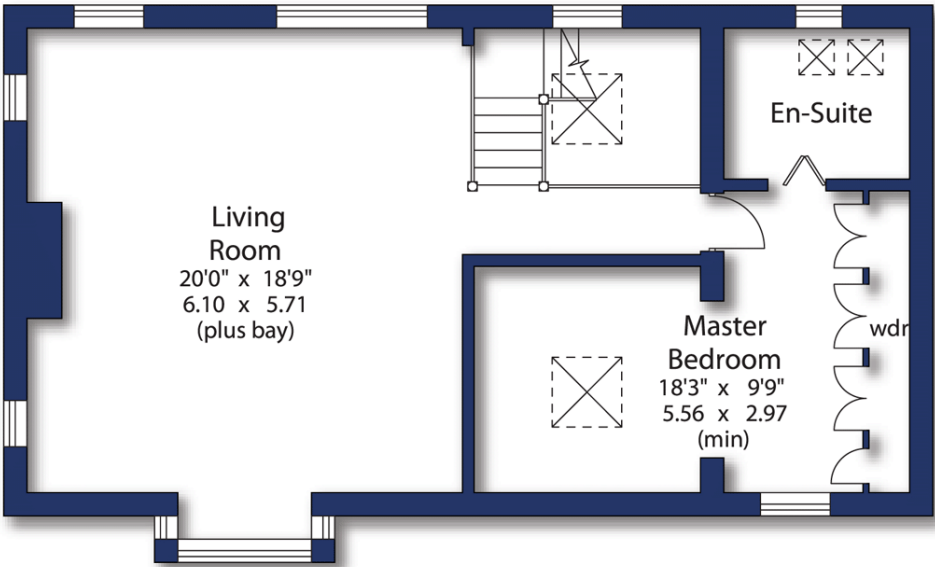
Externally, to the front of the property with a metal five bar gate with a personal gate to the side leading into a gravelled driveway and a seating area to the front. There are bordered areas and a gravel area which sweeps around a central bushed area. A paved area from the sitting room has a plant room beside it and the ground floor balcony staircase sits above the plant room. A larger decked area provides a superb view with a second decked area concealing the septic tank. A rock garden has a water feature that leads down to a pond at the bottom of the land which has a fenced boundary, also with mature trees and bushes in this area. A garden that truly has to be seen.



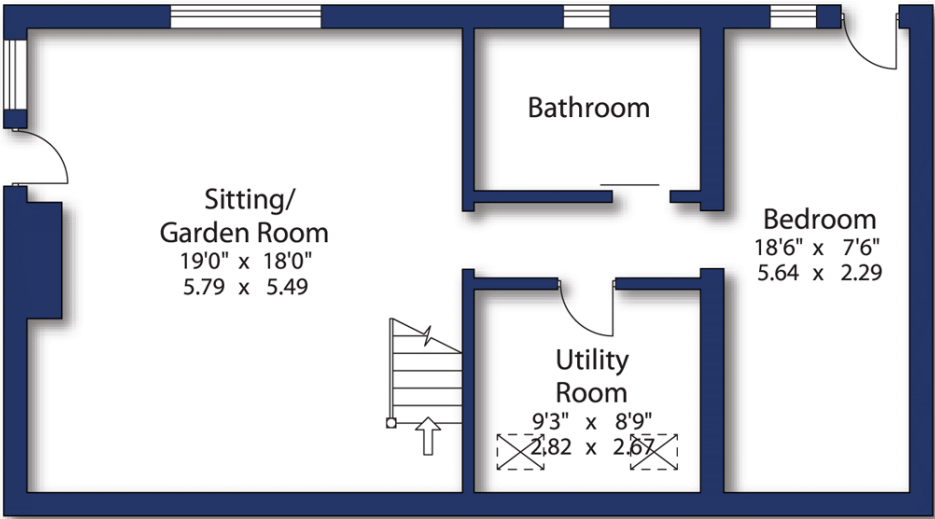




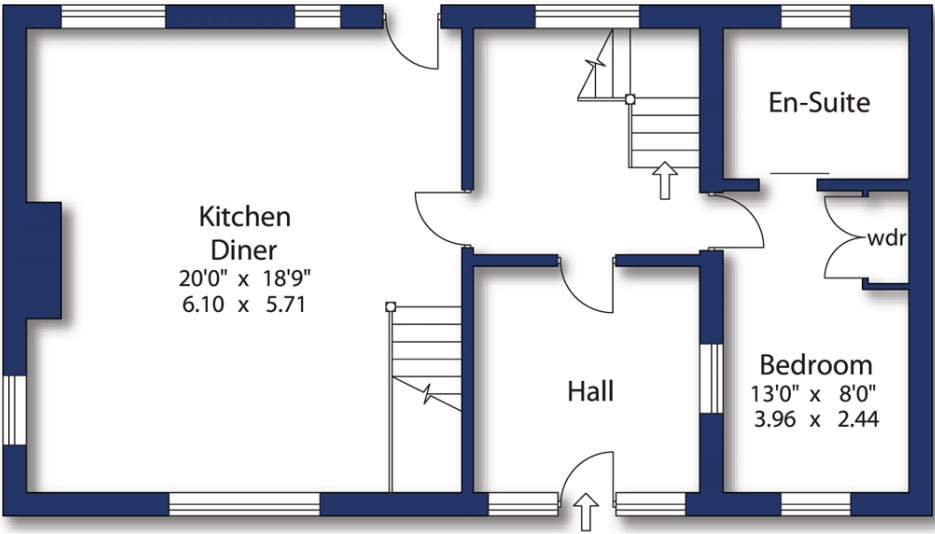
Floorplans



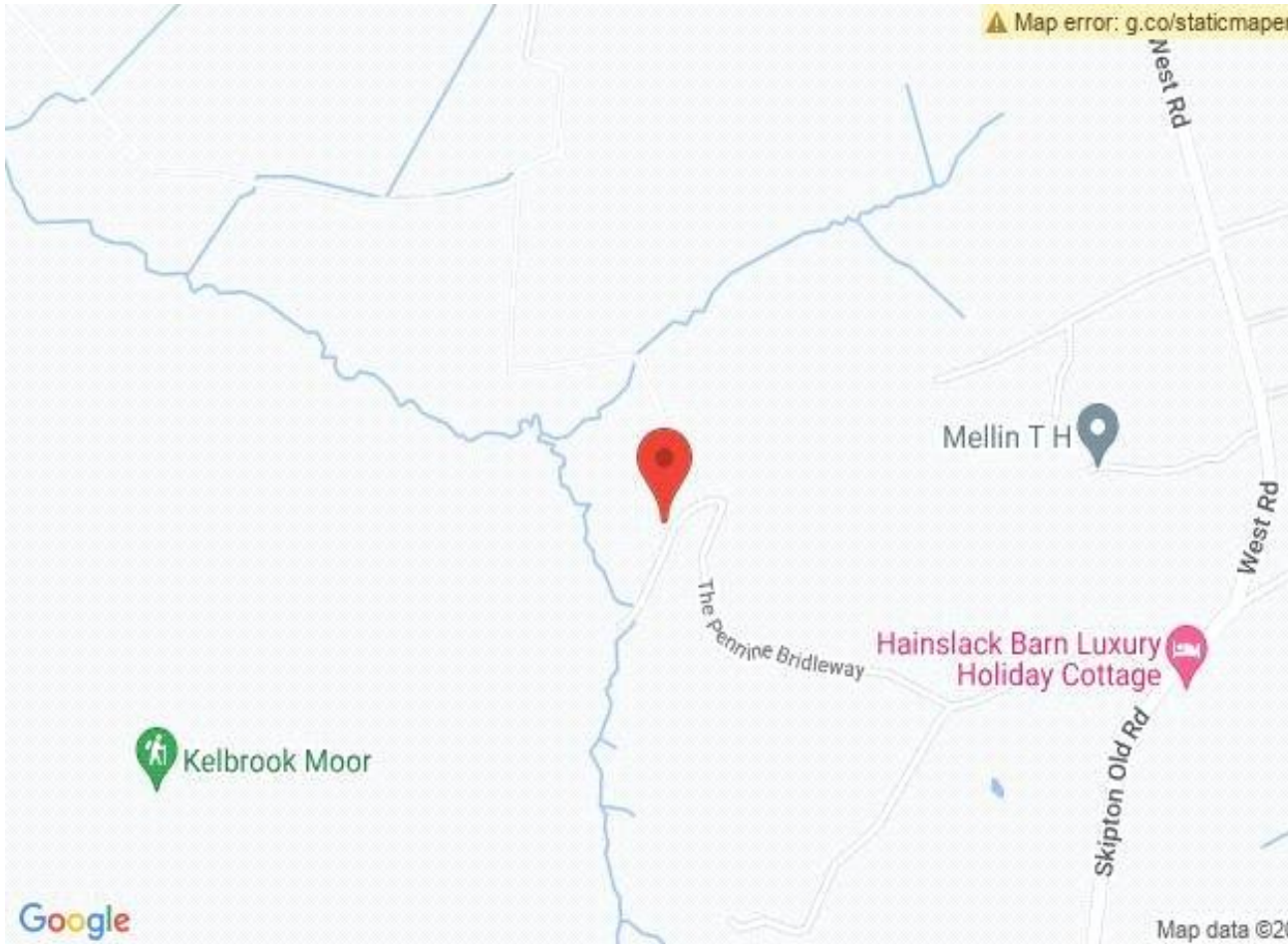
First Floor



Lower Ground Floor



Ground Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	72	
(58-68) D		
(48-54) E		
(39-44) F		
(29-38) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Directions

Upon leaving Skipton head south along Carleton Road, through Carleton village and follow the signs for Colne. Continue along West Road for roughly 4 miles. After you have travelled along the long straight that dips down and back up, take the first right and follow the track down, where The Barn is second on your right marked by our Dacre, Son & Hartley 'For Sale' board.

What3words brambles.redouble.bulk

Local Authority & Council Tax Band

- Pendle Borough Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Mains electricity, water supply is from a shared Bore hole with a filtration system shared with next door, drainage is via a sole septic tank and oil is installed. Oil fired central heating
- There is off street parking available
- A further part of land is available by separate negotiation, approx. 1.5 acres

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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