



## Coopers Laithe, Malham, Skipton, North Yorkshire, BD23 4DA

A charming and characterful barn conversion offering three/four bedrooms with generous open plan living accommodation, private garden and ample parking in the sought after village of Malham.

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9EX

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## Coopers Laithe, Malham, Skipton, North Yorkshire, BD23 4DA

Harrogate 35 miles, Skipton 11 miles, Leeds 37 miles (all distances approximate)

**Guide Price: £575,000**

- Three/four bedroom barn conversion
- Sought after Dales village
- Generous open plan living accommodation
- Ground floor shower room
- Ample private parking
- Splendid garden



## General remarks

A rare opportunity to purchase a charming and ideally positioned stone built barn conversion. The property briefly comprises; a spacious open dining and sitting room with a wood burning stove. A pleasant kitchen with pale blue fitted base and wall units framed with a wood effect worktop and space for fridge/freezer, dishwasher and range cooker. An inner hall provides access to a generous under stair cupboard and utility room with space for washing machine and dryer. From the utility is access to a second reception room/fourth bedroom which benefits from a contemporary en suite shower room.

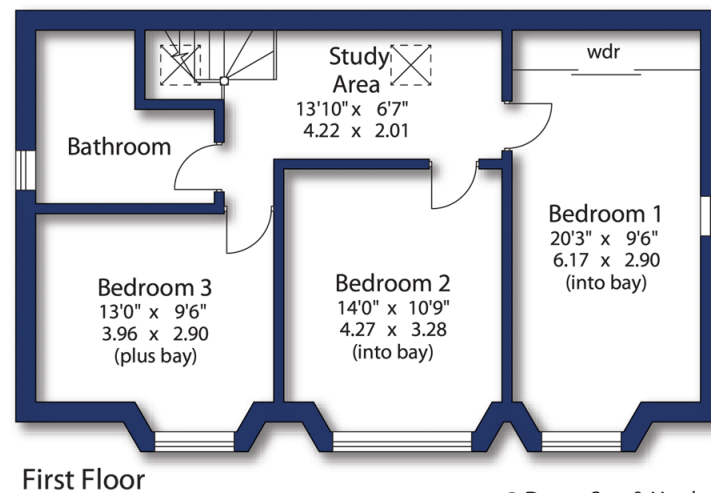
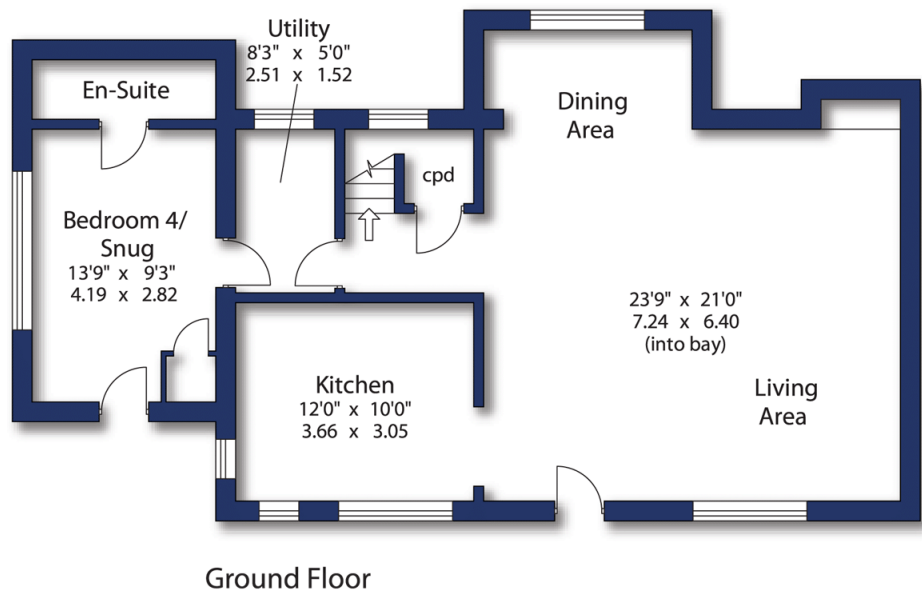
To the first floor is an open landing with space for a home office. There are three good size double rooms with the master benefitting from built in wardrobes. A well presented four piece bathroom comprising step in shower cubicle, low level wc, hand basin and bath services the three bedrooms.

Externally the property benefits from a generous garden to the front with plenty of driveway

parking. The front is mainly laid to lawn with flower beds and rockery features. The garden is surrounded by dry stone walls and timber fencing. There is a useful timber shed for storage. There is an additional parcel of land at the top of the driveway belonging to the property.

Malham is unquestionably one of the "jewels in the crown" of the Yorkshire Dales National Park, a small unspoilt and picturesque village set amidst dramatic limestone landscape features, the most dominant of which is the Cove. The village is naturally a haven for those who enjoy the countryside and wish to take advantage of the many varied walks that are available. It is also a very appealing environment for the residents, a choice of cafés and public houses with restaurant facilities. There is also a well-regarded primary school at nearby Kirkby Malham. Malhamdale is in the catchment area of the highly regarded grammar schools in Skipton and there is also a comprehensive school in nearby Settle. The market towns of Settle and Skipton are within some seven and eleven miles respectively and offer a wide range of amenities. The railway station at Skipton has services to Leeds, Bradford and London.

Floorplans

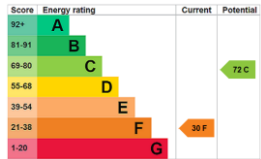


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Contact us



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## Directions

On entering Malham from Kirkby Malham take the first left into the national park car park. Follow the one way system around. The property will be identified by one of our 'For Sale' boards and can be accessed via a pedestrian gate from the car park.

What3Words canal.perfect.webcams

## Local Authority & Council Tax Band

- North Yorkshire Council, within the Yorkshire Dales National Park
- Council Tax Band is currently E

## Tenure, Services & Parking

- Freehold
- Mains electricity, drainage and water are installed. Domestic heating is from an oil fired boiler with under floor heating to the snug and shower room. Boiler installed March 2026.
- Private drive -There is a right of access over the neighbours driveway to the back lane.

## 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.