



Plot 2, Nook Dairy, Carleton, Nr. Skipton

An exciting opportunity to acquire a high specification five bedroom home – built with traditional values and craftsmanship whilst integrating thoughtful contemporary design details throughout. A wonderful edge of village location with stunning views, yet only a couple of miles from central Skipton with its excellent commuter rail links.

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Plot 2, 1 Nook Dairy, Carla Beck Lane, Carleton, Skipton, BD23 3BU

Skipton 2 miles, Ilkley 12 miles, Colne 10 miles (all distances approximate)

Guide Price: £1,250,000

Accommodation

Ground Floor: Entrance Porch; Reception Hall with useful downstairs Store and Cloakroom off; generously proportioned Living Room with wood-burning stove; adjacent triple aspect Family Room with French doors to the garden and wood burning stove; breathtaking Living Kitchen with seating/dining and preparation areas, as well as a comprehensive and impressive specification; Laundry/Boot Room; Integral Double Garage.

First Floor: Principal Bedroom Suite comprising Dressing Area with fitted wardrobes, a large Double Bedroom with balcony offering gorgeous countryside views, and luxury Ensuite Bathroom off; Guest Bedroom with Ensuite; four further Double Bedrooms including one Ensuite; stylish House Bathroom.

Outside: Remote controlled gate to a broad driveway providing ample parking and access to the property's integral garage. Lawned gardens to the front, attractively positioned behind a drystone wall, whilst to the rear there is an expansive terrace and further large lawned garden beyond with estate-style fencing leading through to a further area of amenity land.

General Remarks

This impressive detached home stands on the western edge of the Nook Dairy development – the latest scheme by highly regarded R N Wooler and Co. Ltd, and enjoys beautiful rural views across surrounding countryside and towards the distant moors above Malhamdale.

Thoughtfully planned, the accommodation enjoys generous proportions, extending to around 2700 ft², as well as comprehensive contemporary specification to include luxury bath/shower rooms and a stunning living kitchen running the full depth of the property, with bifold doors opening on to the expansive terrace with a lawned garden and beautiful views. The ground floor also features a pair of well-portioned reception rooms, both featuring wood-burning stoves on natural stone hearths, whilst the family room boasts triple aspects including French Doors opening onto the terrace.

Highlights of the enviable specification include:

- Wood-burning eco stoves to the living and family rooms with feature stone hearths
- Gas-fired heating with zoned underfloor heating to the ground floor



- High grade living kitchen with substantial island and units featuring quartz worktops and integrated premium appliances
- Laundry/boot room with bespoke joinery and integrated storage
- Luxury bath and shower rooms with electric underfloor heating
- Craftsman-built fitted wardrobes to the principal bedroom dressing area.
- Floor coverings from the developer's range included.
- Oak veneer internal doors throughout – with high-specification chrome hardware
- Private driveway with remote control gated access
- Landscaped lawned grounds with expansive natural stone-paved terrace
- Roof mounted solar panels
- EV charge point
- Ten year NHBC warranty

Nook Dairy stands on the periphery of Carleton village, a very popular and accessible rural community set just to the southwest of Skipton. The village enjoys a broad range of everyday amenities including a primary school, church, pub and general store, whilst the surrounding countryside offers many an opportunity for rural pursuits, including fell walking, mountain and road cycling.

Nearby Skipton regularly features as one of the UK's most desirable places to live. The historic market town enjoys a thriving heart, with a colourful street market, 'high street' and vibrant independent stores. There is an excellent provision of social and recreation amenities including sports clubs, swimming pool and highly regarding schooling. The town also has a railway station from where there are excellent commuter links into the heart of the West Yorkshire business districts, and also direct services to London's Kings Cross.



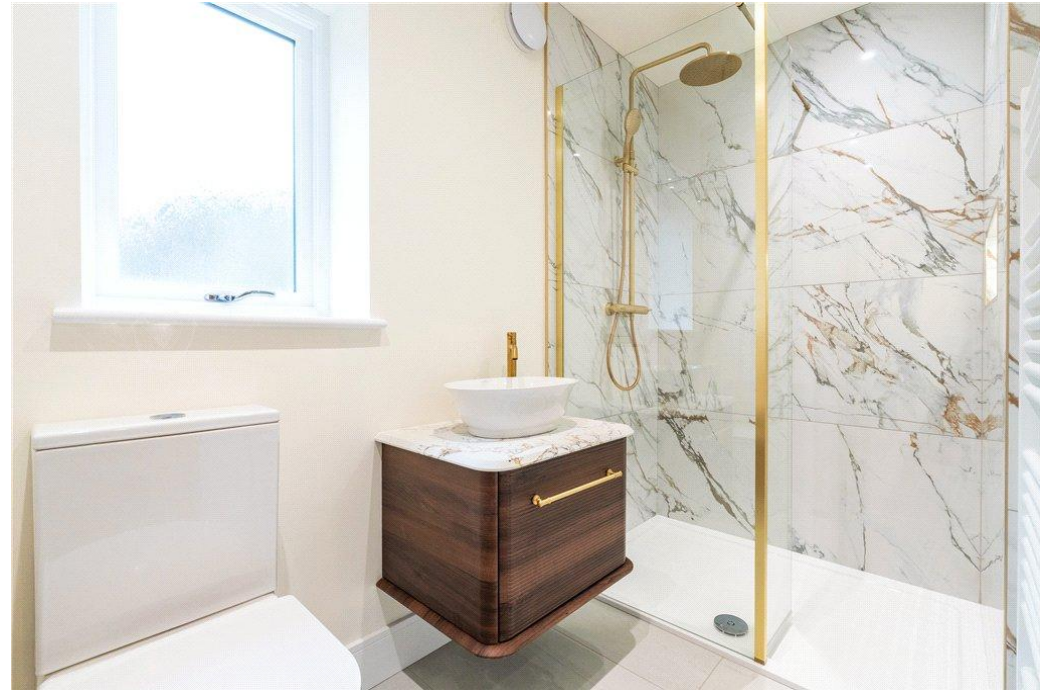




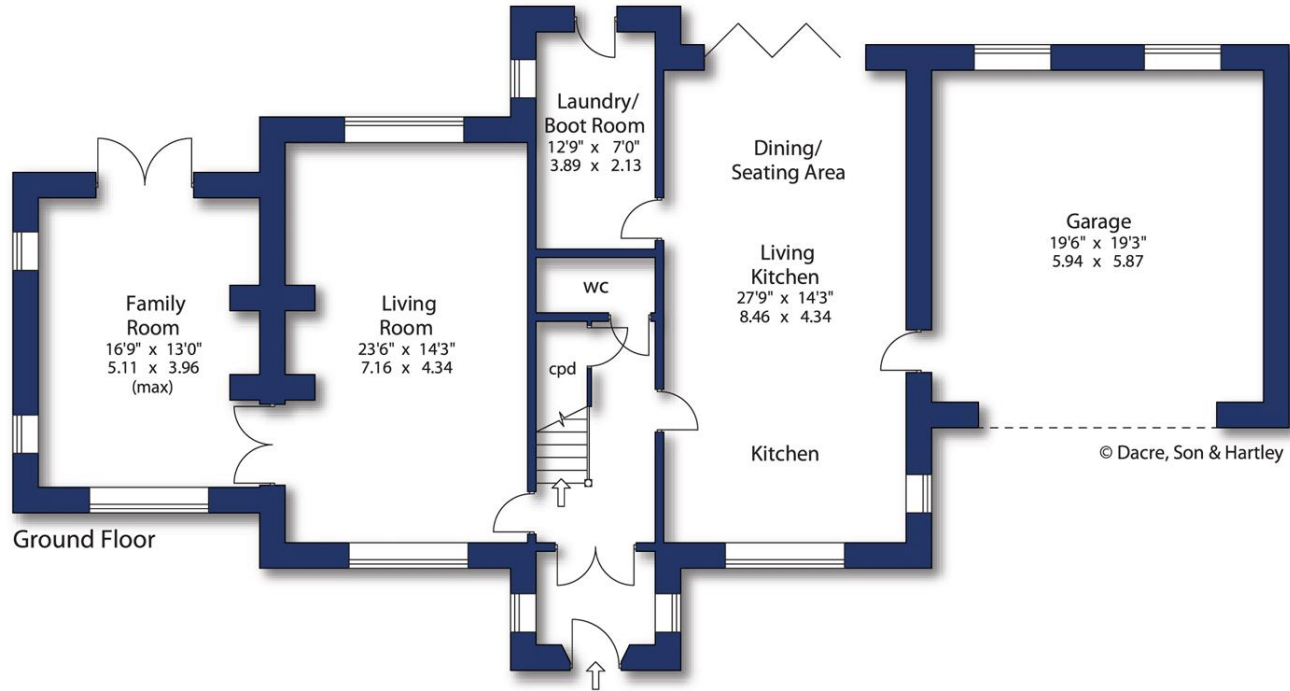
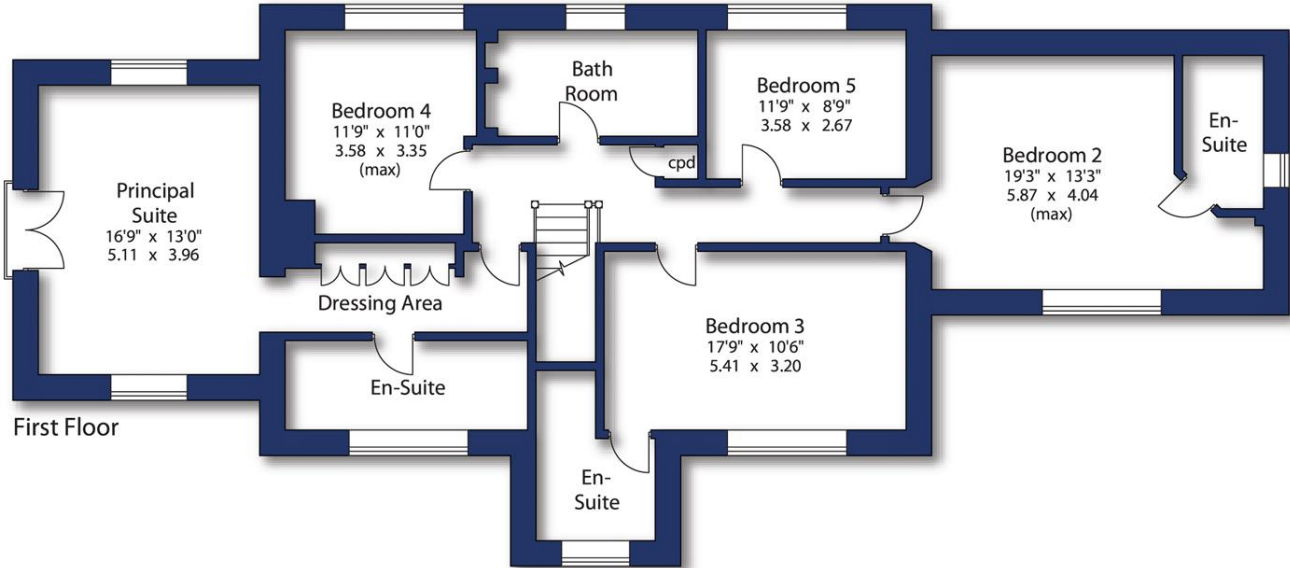








Floorplans





Directions

If entering Carleton from Skipton, take the first left-hand turn after the cricket ground onto Carla Beck Lane and the development is clearly visible to the left-hand side.

What3Words: probably.organ.precluded

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold. The roadway off Carla Beck Lane is unadopted.
- Mains electricity, water and gas are installed. Shared private drainage.
- Solar PV system
- Mains gas Worcester Boiler with pressurised cylinder
- Underfloor heating to ground floor
- Garage and EV Charge point
- Fibre Broadband
- Annual service charge for cost of maintenance of communal areas, the private road and private foul drainage system.

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](https://checkforflooding.in.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. Dacres Ref: ILK260323

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