



## Old Hall Cottage, Kildwick, North Yorkshire, BD20 9AD

Dating back to the late 1800s this period barn conversion is nestled in the quiet hamlet of Kildwick Grange. Offering good sized bedrooms over three floors this property has excellent family accommodation. In addition a garden and parking to the front. Presented to the best of standard this should not be missed for viewing to appreciate the size of over 1800ft<sup>2</sup>.

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## Old Hall Cottage, Kildwick, North Yorkshire, BD20 9AD

Harrogate 24 miles, Skipton 8 miles, Leeds 23 miles (all distances approximate)

**Offers Over: £575,000**

- Stunning character barn conversion
- Four bedrooms
- Well-presented accommodation
- Envious hamlet location
- Bathroom and ensuite
- Garden and parking



## General remarks

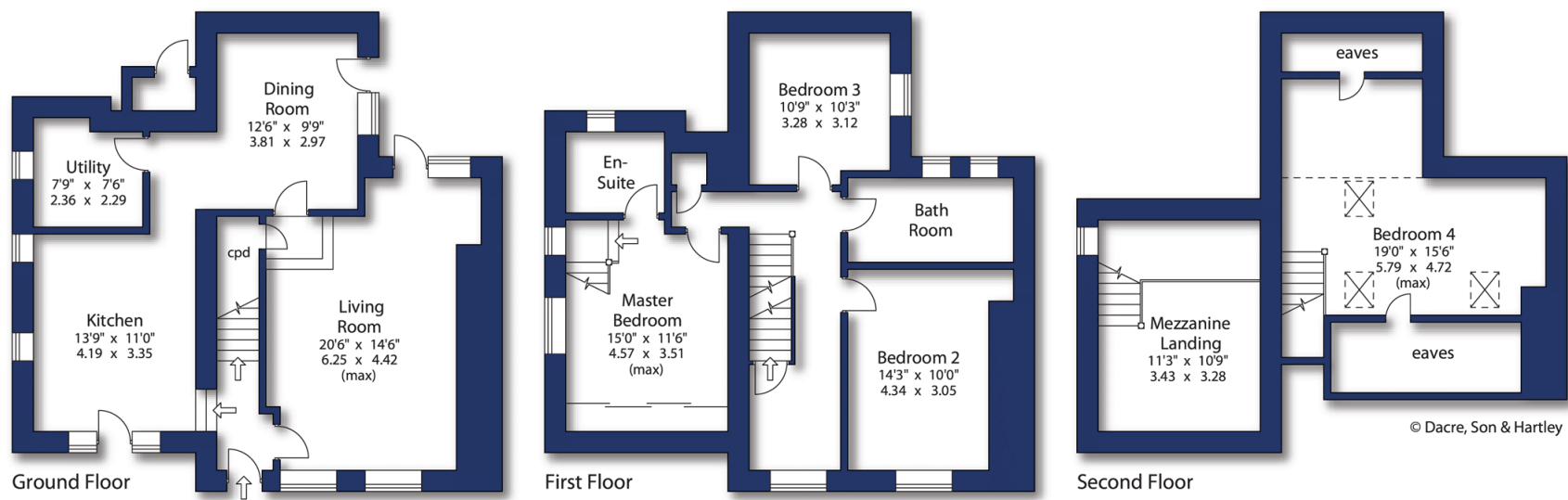
Entrance hallway with a small stone nook, staircase to the first floor and access to all ground floor principal rooms.

Into the living room with a recently fitted wood burning stove, understairs storage cupboard, wood flooring, windows to the front and a pair of oak doors providing access to the decked area to the rear. The kitchen offers a selection of drawer and base units with granite worktop surfaces and upstands over, a one and a half sunken sink, twin oven, induction hob and extractor above, space for a fridge, and dishwasher with plumbing, stone flagged flooring and a double glazed window and door to the front leading out to the patio and garden. To the rear is the utility room with a quarry tiled floor, space for a washing machine, dryer, fridge and freezer and a window to the side. The rear hallway gives access to the dining room with an electric panel radiator and a window and door leading to the decked area to the rear.

To the first floor landing, ideal as a space for working from home along with storage cupboard and access to the loft. Through to the master bedroom with fitted sliding wardrobes, a window to the side and an en-suite with a grey tiled brick shower cubicle, oversized shower tray, rain hood and attachment, concealed cistern w.c., wash hand basin with vanity unit, grey heated towel rail and a window. From the master bedroom a staircase leads to a mezzanine landing which would make a perfect sitting area with opaque glass screen, Velux window and radiator. Double bedroom two is to the front with a window and double bedroom three is to the rear with a window to the side. The family bathroom provides a three piece suite with low flush w.c., pedestal wash hand basin, bath with shower attachment over, part tiled walls, vinyl flooring and two windows to the rear.

A second staircase leads to an attic room, currently used as a movie room with three Velux windows and under eaves storage to both sides.

Externally, to the front there is a stone paved area with decorative raised beds, an easy to maintain artificial lawn, a decked walkway, sunken oil tank, and a tarmac driveway with a small shed. There is a right of access over neighbouring properties which provides access to the oil boiler within an attached outbuilding to the rear.





**Mortgage Advice Bureau**

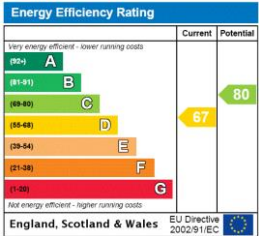
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## Directions

When driving from Skipton down the A629 on the Skipton Road you will come to a roundabout, stay in the left lane and take your first left into Kildwick. Keep driving into Kildwick and you will see the White Lion Pub, take the right after the pub and then follow the road past the Primary School on your left hand side. You will reach a T-junction at the top of the hill; turn right towards the delightful hamlet of Kildwick Grange and follow the road along where the property is located on the left marked by our Dacre, Son & Hartley 'For Sale' board.

What3Words

## Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

## Tenure, Services & Parking

- Freehold
- Mains electricity is installed. Water is via a private water supply shared with the next door neighbour, drainage is via a shared septic tank with easement. Domestic heating is from an oil fired boiler.
- Located in a conservation area
- Two/three driveway parking spaces are on site.
- The property has a right of access both sides to the boiler room and for maintenance

## Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider with full fibre to the house. 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

## 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.

## 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), Dacre, Son & Hartley reserves 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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## CONTACT US



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