



2 Devonshire House Farm, Lothersdale, North Yorkshire, BD20 8EU

An executive four bedroomed detached property sat in a quiet hamlet in the popular village of Lothersdale, with good size gardens, double garage and stunning views.

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Harrogate 31 miles, Skipton 5.5 miles, Leeds 26 miles (all distances approximate)

Guide Price: £565,000

- Modern detached stone family home
- Superb semi-rural location with long distance views
- Four bedrooms one with en-suite facilities
- Two reception rooms and breakfast kitchen
- Well-maintained gardens abutting open fields



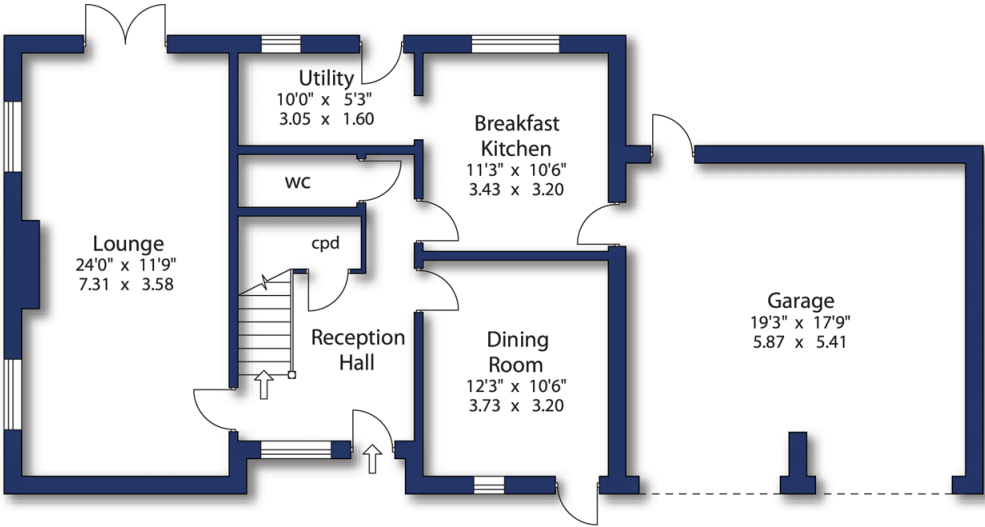
General remarks

Entry is through what was the original barn door aperture with a door set into an arch window. The hallway provides access to all principal rooms and has an understairs cupboard and w.c. with a two piece suite. The living room has windows to two sides, a fireplace and French doors leading out to the patio and garden. The dining room is accessed from the hall and has a door to the front and a window. The kitchen is to the rear and offers a selection of modern wall, drawer and base units with marble effect worktops over, integrated dishwasher, double oven, induction hob, extractor, space for an American style fridge/freezer, tiled flooring and a window overlooking rear garden. Open to the utility room which provides a wall, drawer and base units with stainless steel sink, washing machine, space for dryer, boiler, tiled flooring and a upvc door and window to the rear. The garage is accessed from the kitchen and has a pair of roller doors and a personal door to the rear. The water treatment plant for the Spring Water is also housed in here. The staircase with wooden balustrade leads to the first floor with a galleried landing with cupboard and a fabulous arch window looking over the development and hills in the distance. The master bedroom is

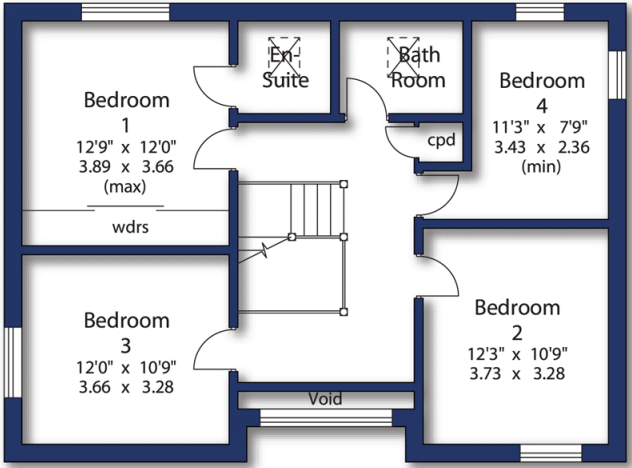
overlooking fields to the rear and has fitted sliding wardrobes along with an ensuite with three piece suite, which includes a corner shower cubicle, wash hand basin with vanity unit below, w.c. and a sky light window.

The second bedroom is with a window to the front, the third bedroom/study is with a window to the side overlooking neighbouring fields and the fourth bedroom has dual aspect windows providing stunning views of the valley. The house bathroom offers a three piece suite with bath, vanity unit wash hand basin, concealed cistern w.c, and skylight window.

Externally, there is a lawned area to the front, sunken tank and designated parking for two cars leading to the garage. The garden sweeps around house leading down to a stone wall with lawn, mature trees and bushes. Also to the rear is a paved patio area and raised beds.



Ground Floor



First Floor

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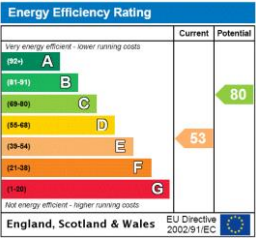
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Directions

On entering Lothersdale proceed through the village, past the Hare and Hounds public house. Carry on past the turning left up Sidegate Lane and after approximately 200 yards immediately past a row of terraced properties opposite the village duck pond, turn left signposted to Devonshire House Farm where the property will be seen on the righthand side.

What3Words gradually.successor.basic

Local Authority & Council Tax Band

- North Yorkshire County Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity and drainage are installed. Water is from a private water supply. Domestic heating is from an LPG gas fired boiler
- Driveway and private parking are on site

Internet & Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Outdoor mobile coverage (excluding 5G) is likely from at least one of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.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.

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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