



Offers Over £500,000

- Individual barn conversion
- Highly regarded Dales village location
- Open plan living and four bedrooms
- Beautiful south facing gardens and patio area
- Private driveway parking
- Stunning views

Wharfe Barn, Appletreewick, Skipton, North Yorkshire, BD23 6DD

A fabulous stone built property sat in the idyllic village of Appletreewick. A converted barn offering four bedrooms over two floors of accommodation with an amazing private garden along with southerly aspect views.

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Harrogate 22 miles, Skipton 8.2 miles, Leeds 28 miles (all distances approximate)

General remarks

Entrance into a hallway through a wood stable door and through a glass panel door. The hallway has a barn door window and a spiral staircase leading to first floor. Off the hall is a cloak

room/utility with a w.c., a pedestal wash hand basin, heated towel rail, plumbing for a washing machine, storage cupboard for cloaks and a window. From the hall you access all principal rooms and to the rear is the living room with a wood burning stove, a pair of French doors and a double glazed window overlooking the garden and Fell. Concertina doors provide access into the kitchen diner which offers a Country style kitchen with worktop surfaces over, composite sink, four ring gas hob, oven and combi oven, integrated fridge, dishwasher and microwave, a window to the roadside and exposed beams. The dining area has two windows and exposed beams.

To the first floor landing via the spiral staircase with exposed beams and a storage cupboard. Three bedrooms are to the rear with exposed beams, radiator and views of the garden and fells. The fourth bedroom has a radiator and window to the roadside and the family bathroom comprises of a cupboard housing the water tank, a shower cubicle, bath, low flush w.c., pedestal wash

hand basin, wood effect flooring and a window looking over the village.

Externally, the garden stretches away from the house with crazy paved patio area, beautiful flower beds, a lawned area with an apple tree and outhouse. The parking area is paved and stretches down to a shed along with decorative shrubs and bushes. Access to the parking area is via a shared driveway to the side and there is a pedestrian access between the patio and lawn for the neighbour.

Without question one of the Yorkshire Dales prettiest villages, Appletreewick enjoys a stunning location in the heart of Wharfedale on the periphery of the Duke of Devonshire's Bolton Abbey estate. Surrounded by glorious open countryside the village offers a delightful living environment - one that successfully combines the pleasures of this delightful rural setting with good accessibility into the local towns and the regions business districts

Directions

From Skipton proceed to Embsay and then to Eastby over the very scenic hillside and down to Barden Towers. At Barden Towers take the signposted right turn to Appletreewick and after about a couple of miles on reaching the T-junction turn left into Appletreewick, continue part way through the village where the property is located on the left.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. Domestic heating is from an LPG fired boiler
- Parking for two cars is on site with access over a track to the side
- There is a pedestrian access to the neighbouring property
- The property is located in the Yorkshire Dales National Park

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.

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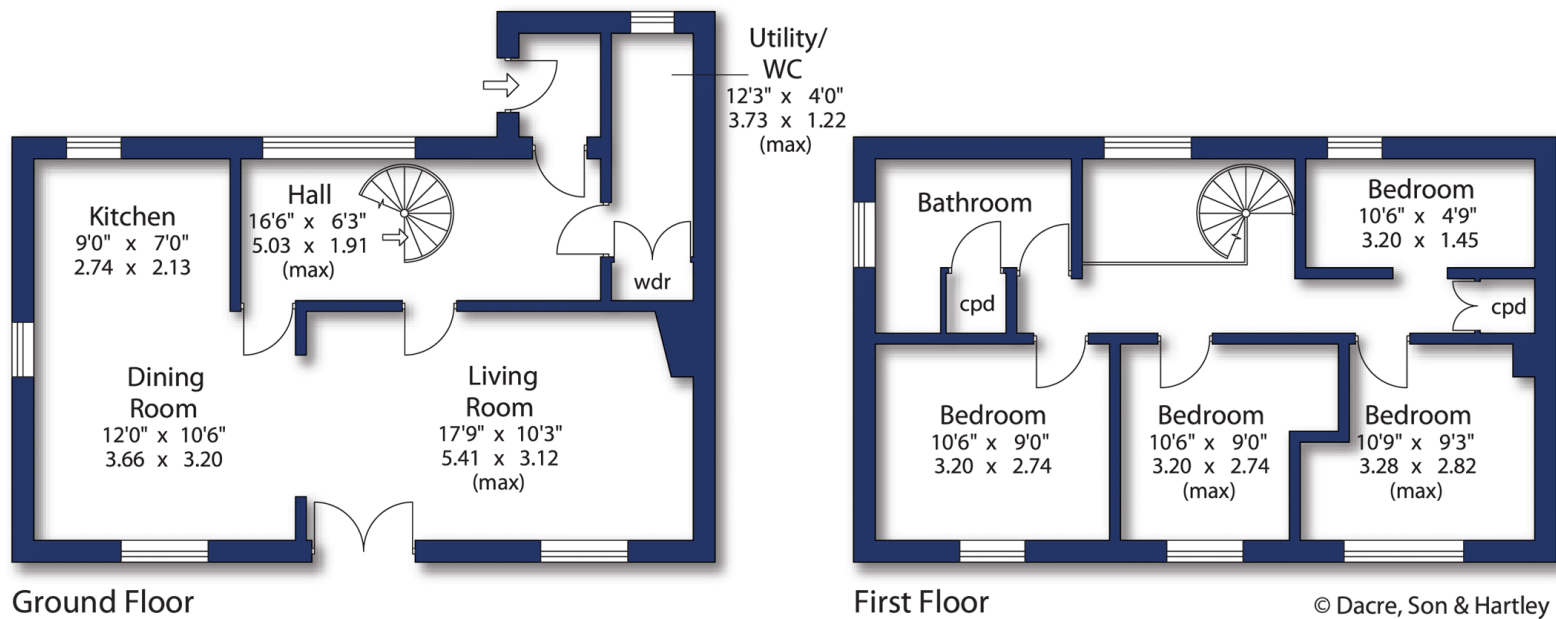
Referral fees

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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Floorplans



EPC TO BE ADDED

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