



Brooke Barn, Rylstone, Skipton, North Yorkshire, BD23 6LH

A beautifully presented Grade II listed four bedroomed end barn conversion in the popular village of Rylstone offering modern accommodation over two floors with parking and patio garden.

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Harrogate 26 miles, Skipton 5 miles, Leeds 31 miles (all distances approximate)

Guide Price: £625,000

- Four bedrooms family home
- Open plan kitchen diner
- Spacious living accommodation throughout
- Easy maintenance garden
- Currently a holiday let
- Ample private drive parking
- Bathroom and master ensuite



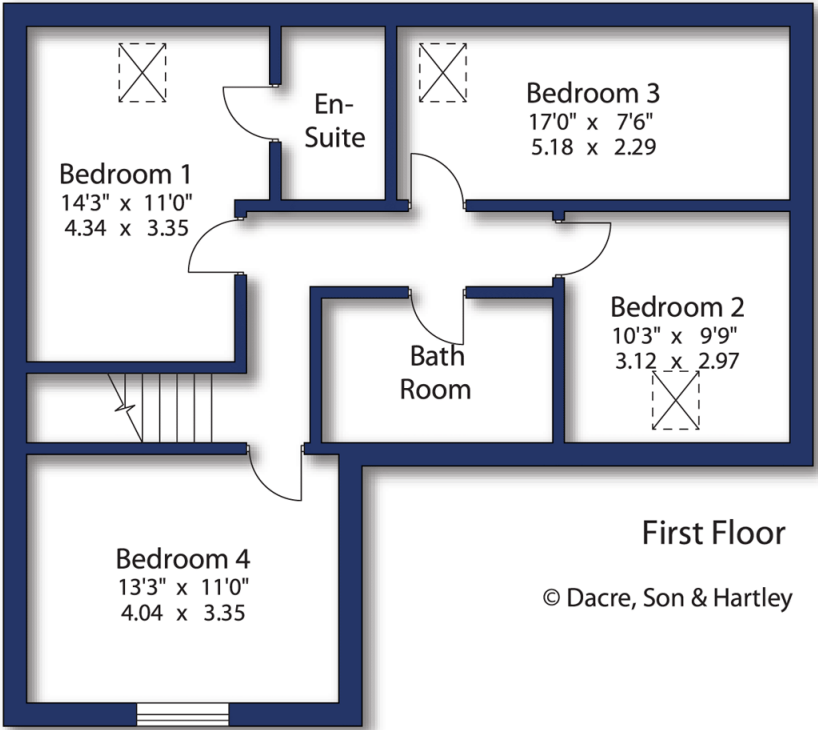
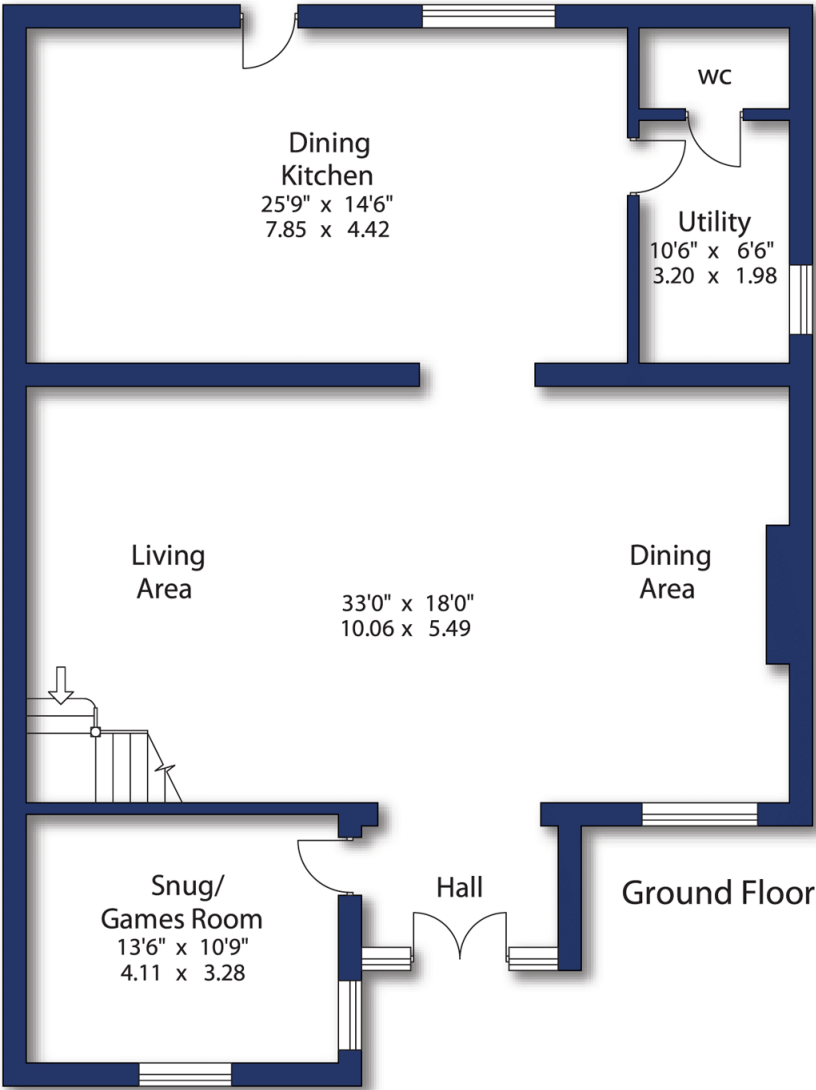
General remarks

Entry through double doors and into a living and dining space with stone fireplace and electric fire, exposed beams, solid wood floor, underfloor heating and a window to the front. From here, is a snug/games room with wooden floor, radiator and two windows. Onto the kitchen offering a selection of base units with marble worktop surfaces over, a central breakfast bar island unit, wine fridge, integrated bin system, double oven, microwave, fridge/freezer, dishwasher and a window overlooking the patio garden to the rear. The seating area has exposed beams, exposed stone walls, tiled flooring, underfloor heating and a doorway out to the patio garden. The utility room offers space for washing machine and dryer with worktop surfaces over, sunken sink, base and wall units and electric boiler. From the utility is a two piece

suite with wash hand basin and vanity unit, close coupled w.c. and tiled flooring.

To the first floor landing with exposed beams and access to the bedrooms. The master bedroom has a Velux skylight window and an en-suite comprising of, a walk-in shower cubicle with glass screen, concealed cistern w.c., wash hand basin with vanity unit, heated towel rail and exposed beams. Bedroom two and three both have Velux windows and exposed beams. The fourth bedroom also with exposed beams has a window to front overlooking the gravelled parking area. The house bathroom offers a bath, shower cubicle, concealed cistern w.c., wash hand basin with vanity unit and heated towel rail.

Floorplans



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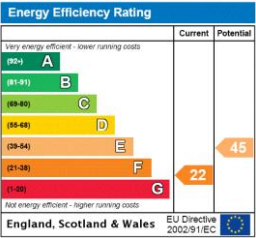
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Directions

From Skipton drive in the direction of Grassington. On entering Rylstone, drive past the duck pond on your left then taking the next left into the layby where you will enter the driveway for the property.

What3Words pushed.cleanest.boldest

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band NA

Tenure, Services & Parking

- Freehold, Grade II listed
- Mains electricity, water and drainage are installed. Domestic heating is electric
- Parking is on site for a number of cars
- The property is in the Yorkshire Dales National Park

A section 106 local occupancy clause is in place for this house, which is now in the second schedule, please contact for full details

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. 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.

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