

# HUNTERS®

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**Calton Lodge, Calton, Skipton, BD23 4AD**

**Offers In Excess Of £999,500**

Property Images



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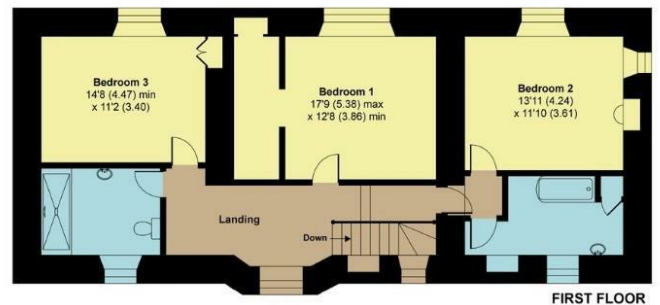
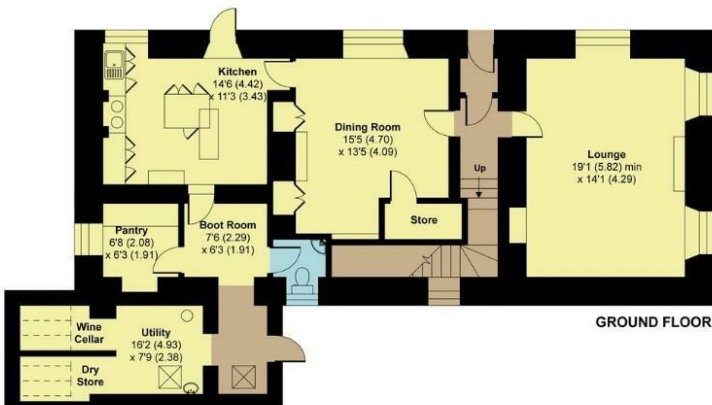
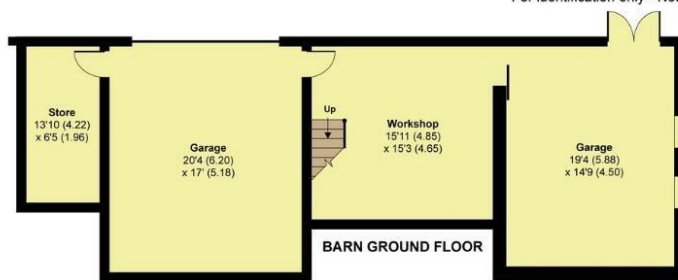


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Denotes restricted  
head height

For identification only - Not to scale



## Bullet Points

- A rare opportunity to purchase a stunning home in The Dales
- Fantastic location, position and views all round
- Extensively re-furbished Grade II Listed
- Currently 3 double bedrooms with scope for 4 or 5
- Superb and spacious Living Room & Dining Rooms
- Multi-fuel stoves, oak beams, flagged or oak floors
- Pantry, boot room, wine cave, utility room
- Extensive and immaculate country gardens
- Adjoining 0.75 acre croft with vehicle access
- Detached barn and garage with planning as an annex or holiday LET

Calton Lodge is a superbly positioned, refurbished and upgraded Grade II Listed detached property dating back to the late 16th. Century. Set in an idyllic and slightly elevated position on the edge of this Yorkshire Dales National Park village, and with superb views over rolling meadows as far as Pendle Hill which is some twenty miles away. A detached barn with planning permission to convert the first floor into an annex (to the main house) or as a HOLIDAY LET) has a double, plus single garage and a workshop to the ground floor. The house is surrounded by delightful and extensive gardens including a walled garden with summer house and covered bar / dining space, a large croft, potting sheds, a greenhouse, a working water well, fish pond and much more. This is the one you have been looking for. Having a 0.75 acre croft with vehicular access. 2 fine reception rooms, 3 double bedrooms, 2 bath / shower rooms, contemporary breakfast-kitchen, boot room, walk-in-pantry, cloakroom, utility room, wine cave and dry food store.

#### Internal Space

Featuring wide board oak flooring throughout the ground floor. A large living room with three Georgian windows having seating below to take in the attractive outlook, feature wood-burner recessed into a hand carved stone fireplace, and oak beams. The dining room also with multi fuel stove, has built-in display cabinets to each side, oak beams and ample space for a dining suite and furniture. The kitchen is of a modern contemporary design with breakfast bar and centre island, composite worktops and sink. Featuring an AGA and a stand-alone unit encompassing a range of Neff cooking appliances. An induction hob is installed under the butchers block. Off from the kitchen, a large walk-in pantry, boot room, utility room, cloakroom, and a wine cellar and dry food store, all with stone flagged flooring and well presented. Ideal for pets and with a door directly onto the gardens. The original return staircase leads off the reception hall passing an arched window onto a spacious first floor landing. There are three double bedrooms, all with superb views as far as the eye can see, and with the main bedroom having a walk-in wardrobe. A spacious and contemporary shower-room features a large walk-in shower and modern fittings, and a further house bathroom is finished in French period style including a free-standing bath with shower over.

#### Barn

The detached barn (re-roofed circa 2015) is set at the bottom edge of the gardens and currently provides a double and a single garage, workshop and store to the ground floor. The first floor (approached directly off the gardens or from the workshop) is currently an open-plan games room / hobby room / cinema room and has planning permission to convert into an annex / Granny flat. North Yorkshire Dales Planning Authority has now also approved development of this space into a holiday LET

#### Gardens and Grounds

There is much to talk about with regards to the remainder of the property and in brief:- The house is surrounded by beautifully maintained country cottage style gardens including a superb and very private walled garden with summerhouse and al-fresco dining / bar room. At the rear, beyond the working water well, potting sheds and greenhouse, a 'secret door' opens into the circa 0.75 acre croft which is ideal for goats, geese, hens and perhaps a pony. There is direct vehicle access to the croft. There are fantastic views of the National Park from nearly all the garden space, barn and main house. A stunning location.

#### Services

Oil fired heating / hot water. Mains electric and water. Recently installed sewage treatment plant. The barn is ready to connect to this new plant.