

HUNTERS®

EXCLUSIVE

Horseshoe Barn, Calton. Near Skipton. The Yorkshire Dales.

Price £850,000





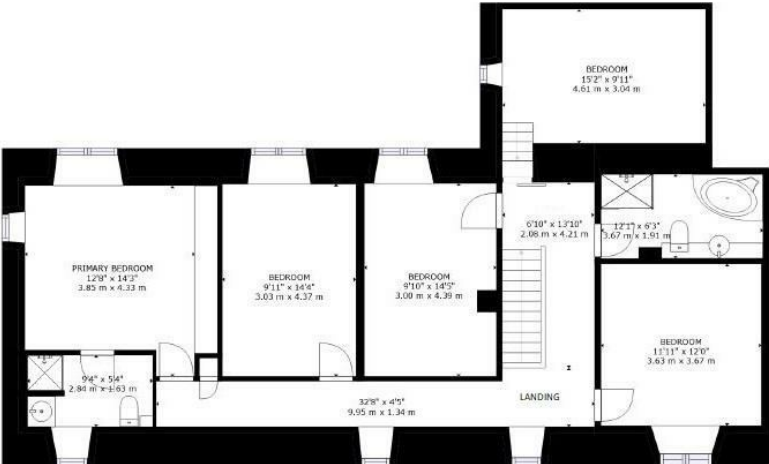




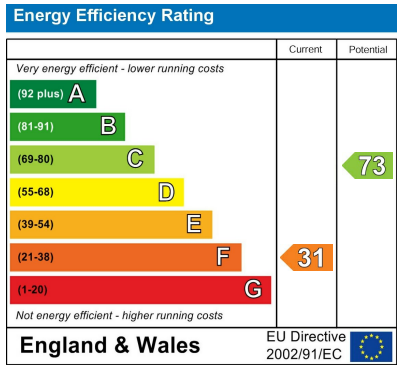




FLOOR 1



FLOOR 2



Horseshoe Barn is an attractive, substantial, and well-maintained barn conversion in the heart of the Yorkshire Dales. Converted in 1985, this property boasts over 2300 ft.² of internal living space in addition to a substantial garage / workshop. The property has fantastic views onto the rolling hills and meadows of the Yorkshire Dales.

A south facing well-maintained and laid out garden catches a good deal of sun and provides excellent relaxing and entertaining space, with a garden room leading into the house.

Set in the quiet hamlet of Calton, this property benefits from LPG central heating, 2023 Klargester sewage system, and mains water and electric.

Featuring five double bedrooms, an attractive living room with wood-burning stove, breakfast-kitchen, utility room, cloakroom, separate dining room, and a delightful garden room.

A welcoming reception hall with staircase to the first floor, and having a cloakroom and built-in store cupboard. The breakfast-kitchen is of high-quality and immaculately presented, and offers an extensive range of units and granite work surfaces. Fitted appliances include a NEFF eye-level twin oven and grill, NEFF microwave, and NEFF electric hob. Off from the kitchen, utility room has space for a fridge / freezer, washing machine and tumble dryer, and with a worktop and wall mounted cupboards.

The living room features dual aspect windows, a mullioned window with seat below, and offers some fine views across the delightful rear gardens onto The Dales. A recessed multi-fuel stove set into a stone surround with oak mantle, built in cupboards and oak display shelves, provides for a central feature.

The dining room (which along with the garden room could be redesigned to create a dining kitchen onto the gardens), features a full height glazed door onto the garden and French doors lead into the delightful garden room. Plenty of space here for an 8 person dining suite and furniture.

The garden room is of a contemporary design with glazing to 2 sides and has multi-fold doors onto a stone flagged patio and gardens, and with two VELUX windows for further natural light. A lovely room to enjoy the garden and watch the wildlife in any weather.

To the first floor there are five double bedrooms, with the principal bedroom having a refurbished en suite and having a range of fitted wardrobes and storage, and great views. No fighting over bedroom sizes as all 5 will readily accommodate a double bed and furniture.

The refurbished contemporary house bathroom features both a bath and a separate shower enclosure along with a WC and wash basin, and feature wood paneling.

Outside: - a large garage / workshop with barn style double doors for vehicle access, and a door onto the rear gardens. This space would readily convert to provide additional living space for example a new dining-kitchen. In addition to the garage space, there is parking for two vehicles at the side of the property, and if required this could be extended into the garden to provide further off-street parking. There is an EV charging point.

The generous sized garden is a delight, and boasts unobstructed views across The Dales. Catching the sun for most of the day, and with a timber summer house for when its too hot or too cold!

On-Line-Bullet-Points

- A handsome very spacious 5 double bed barn conversion • 2300 sq ft of living space plus large garage • Breakfast- kitchen + separate dining room • Utility, cloaks, and delightful garden room • Wood burning stove. New boutique style bathrooms • South facing generous sized garden • Delightful, unobstructed views of The Dales • Good sized garage / workshop plus driveway parking • Summer house and stone flagged patio / paths • Delightful village location