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Booth House, Thornton-in-Craven

Price £1,375,000

Property Images



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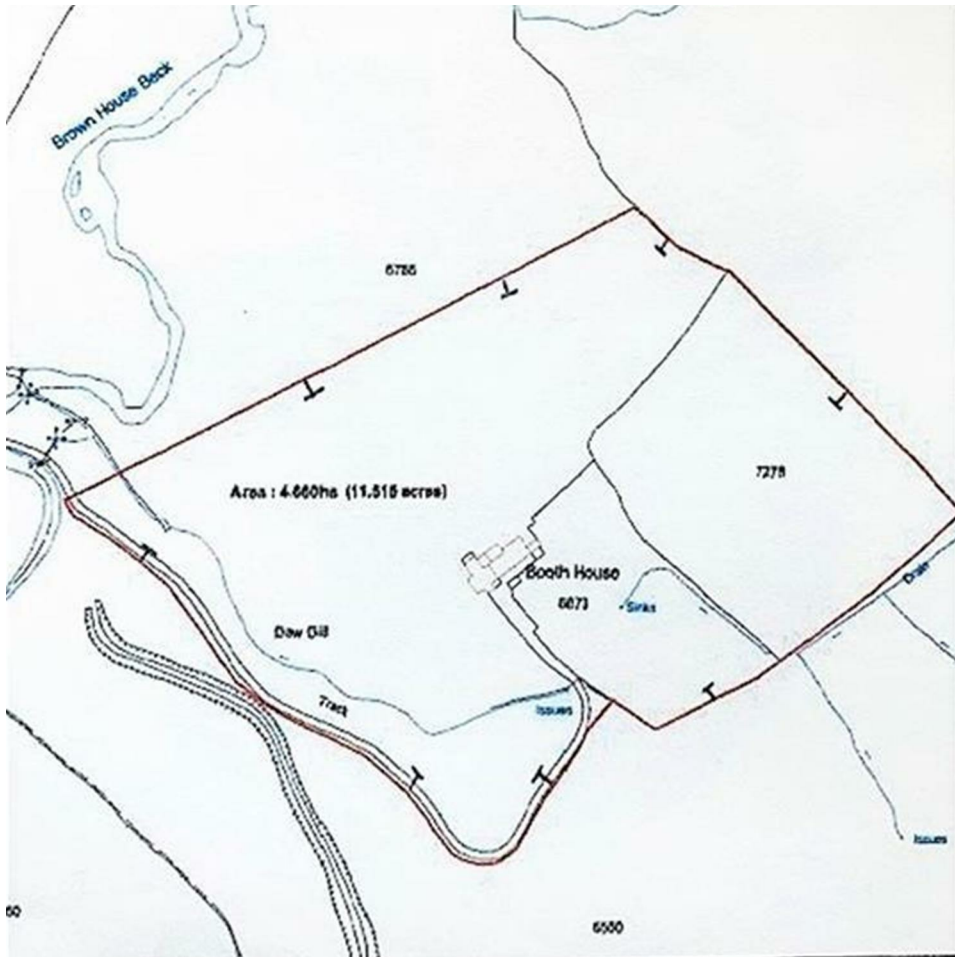
Property Images

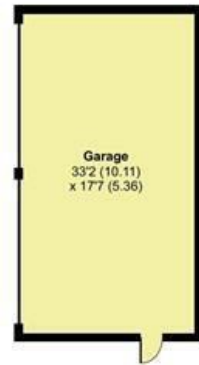


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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Hunters Property Group. REF: 868012

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		



We are delighted to offer Booth House to the market.

This very private and generous sized family home has undergone a complete refurbishment by the current owners who have continually improved and expanded the living space over the last 16 years.

Booth House offers just shy of 4000 square feet of living space with fantastic panoramic views in every direction. Approached out of the village by a single track tarmac lane onto a winding private drive opening out through extensive lawned gardens onto a large parking apron.

The property is set in approximately one acre of more formal grounds and with 10 acres of grazing land surrounding the property.

This versatile home has space for everyone and with a triple garage, sunken fire-pit / seating area, large ornamental pond and extensive gardens ideal for children and adults alike. A great party house, enhanced by the large open plan living room and games room / bar, all opening onto the gardens.

They do not come any better than Booth House. Stunning 360 views, very private, large gardens of circa 1 acre (Helicopter no problem), 10 acre field, 4000 square feet internally, ground source heating, triple garage block, 1 hour to Manchester, 20 minutes to Burnley, 10 minutes to Skipton.

Amazing 360 views. High level of privacy
Extensive gardens with sunken fire-pit and ornamental pond
10 acres of grazing land (ideal for equestrian pursuits)
Triple garage and plenty of space for more garaging and stables
Ground source central heating with underfloor heating throughout
Porch / boot area
Limestone and engineered Oak flooring
Bespoke hand built and hand painted kitchen with breakfast island, dining area with window seat and fitted appliances
Utility room
Recently refitted living with wood burner, fitted bookshelves and with fabulous views and French doors / bay window
Oak staircase and balustrade out of the formal dining area with windows on doors onto the gardens
Cloakroom
Home office or snug with door onto garden
Large living room with doors and windows onto the garden and dual fronted fireplace also facing the dining area
Games / pool room with bespoke fitted bar, drop down cinema screen and door onto gardens
Master bedroom with doors onto a sitting balcony having fantastic views, dual aspect full height windows, walk-in wardrobe, and spacious mediterranean style en-suite with bath and walk-in shower
Guest bedroom with en-suite shower room and views from a Juliet balcony and walk-in wardrobe
Large house bathroom with spa bath, walk-in shower and twin wash basins
3 further double bedrooms all with views.

Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 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.

• The house is great, the views are even better • over 4000 square feet plus triple garage • 1 acre gardens plus 10 acre fields • Superb dining-kitchen, utility room, cloaks, living room • Separate dining room / open plan to sitting room • Games / cinema room with bar • Large master suite with balcony, walk-in wardrobe, en suite • 4 further double bedrooms and spacious house bathroom • 1 hour to Manchester centre, 1 hour to Leeds • Ground source central heating