

HUNTERS[®]

HERE TO GET *you* THERE



Booth Bridge Lane

Thornton in Craven, BD23 3TQ

Offers In Excess Of £1,350,000



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

Tel: 01756 700544

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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 4000 square feet of internal 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.

NOTES ON THE EPC

Current Government EPC criteria does not fairly or accurately take into account the running costs of heat pumps (air or ground) compared to electric, oil or gas fired systems. In particular with current energy prices. This property costs on an average year in the region of £3000 for all heating, hot water and power. The EPC does also not allow for the extensive insulation added to the property during the comprehensive refurbishment. Which in brief, includes 140mm insulation to floors plus 140mm of concrete and screed, 100mm dense blockwork and 50mm Kingspan insulation to the main living / barn area external walls, 30-50mm insulated plasterboard to the remainder and the KAIR Whole House Heat Recovery System.

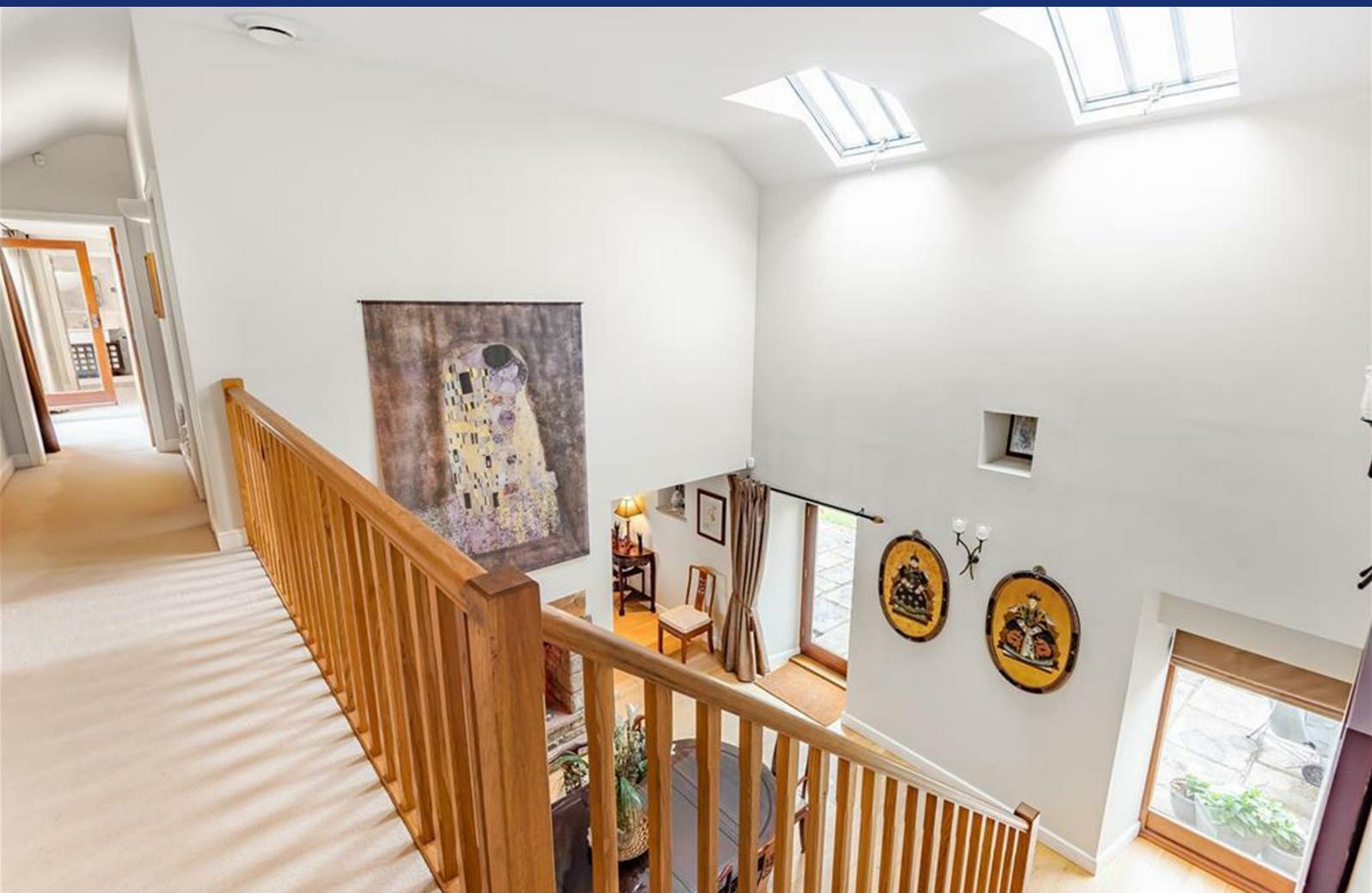
Key Features

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.

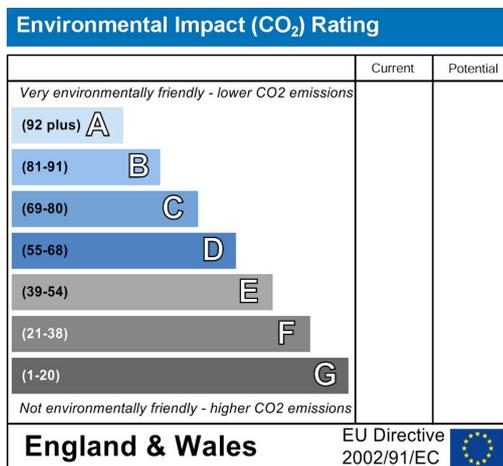
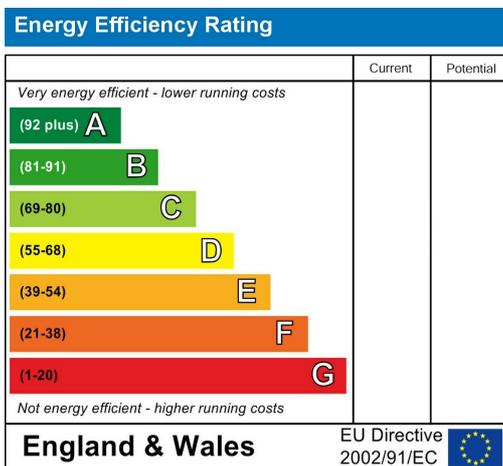
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Skipton Office on 01756 700544 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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