

# HUNTERS®

HERE TO GET *you* THERE

**Toft Gate, Starbottan, Skipton, BD23 5HY**

**Asking Price £800,000**

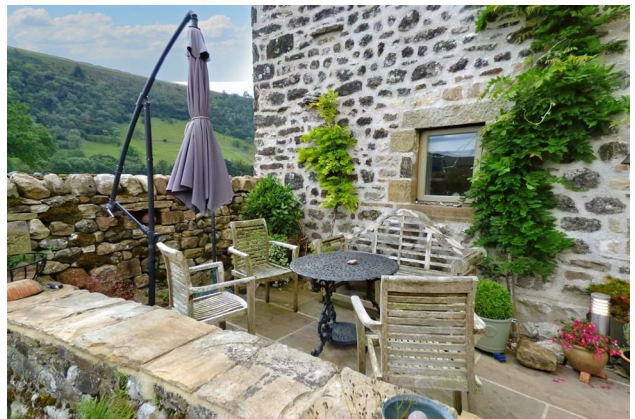
**MARKETING PREVIEW**



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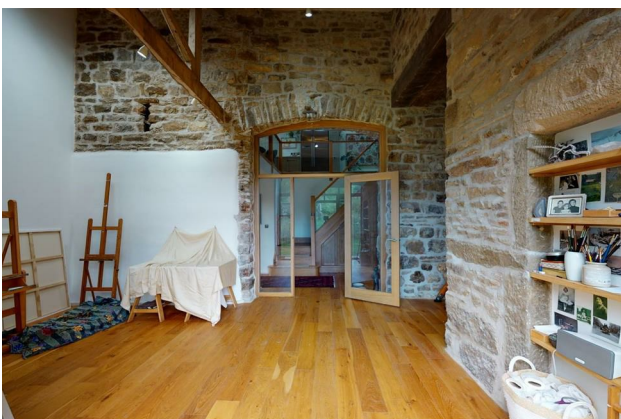
## Property Images



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## Property Images



## Bullet Points

- One of the finest barn conversion we have seen
- Fantastic views
- South facing with extensive gardens
- Superb quality construction
- Up to 4 double bedrooms
- Air source heat pump with RHI re-payments
- Open plan living-dining-kitchen
- Wood burner and EVERHOT range cooker
- Converted just 12 months ago
- Includes a £50,000 Shepperd's Hut

## LEAD IN AND LEAD OUT SECTIONS

A small village of around 70 dwellings. Starbotton has quite a number of interesting features, with several houses steeped in history. People have lived in this part of the dale since at least the Iron Age. The area is crisscrossed with pack horse trails from the time when the great monasteries like Fountains Abbey, Jervaulx and Rievaulx traded wool and other goods across this part of the Pennines. Footpaths lead from Starbotton in five directions including Buckden Pike and down the river to Kettlewell. The village is served by the Fox & Hounds public house. The close by larger village of Kettlewell, with an excellent school rated outstanding by OFSTED has local transport links, 2 Public Houses and Post Office. Just 20 minutes or so finds you approaching the busy market town of Skipton with trains to London and the rest of the UK via Leeds. With 2 of the best Grammar Schools in the country along with excellent independent and High Street shopping, dining, cinema, ten pin bowling and much more; Skipton has it all.

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## Ground Floor

To the ground floor, and entrance hall off the alfresco dining area leads into a boot space/cloakroom area and with a double guest bedroom with fine views, directly off. Into the inner reception hall a superb bespoke oak staircase with glazed galleried balustrade with concealed storage space below. An oak and glazed door and with side lights leads to the superb studio part of this house which would readily adapt to 2 substantial double bedrooms making 4 in total. Featuring French doors opening onto the wildflower garden and courtyard, and with further natural light from windows over, and a Velux window. Featuring exposed king trusses and stonework, and having engineered oak flooring which is underfloor heated. A Mediterranean style spacious house bathroom has a freestanding bath with side filler taps, vanity wash basin, concealed dual flush WC. and a large walk-in wet area housing a drench shower. We travertine tile into walls and floor and retro lighting a very smart bathroom. The utility room takes is well planned to maximize space and also houses the air source heating / hot water system. Beyond the utility room a handy cloakroom with WC and vanity wash basin. The Principal bedroom is a double with a range of bespoke fitted wardrobes and drawers also providing a dressing area, and with engineered oak flooring A relaxing bedroom away from the reception rooms and with underfloor heating.

## First Floor

The whole of the first floor is open plan with engineered oak flooring and under floor heated The living room area features a contemporary wood-burning stove on a raised stone hearth with log storage below. 2 windows offering fine views, and with full length eaves windows to the south elevation bringing in an abundance of natural light. Also featuring fine oak trusses and exposed stone walls. The dining area in the middle of this spacious three room has ample space for a 10 person suite and is open plan to the very smart bespoke kitchen which features a range of hand painted base units with drawers and cupboards providing good storage, a pull-out space/larder unit with purpose-built American fridge freezer recess. A double Belfast sink, Granite worktops and an EVERHOT range cooker with matching extractor canopy.

## Shepherds Hut

A superb next-to-new shepherds hut is included in the sale. This was purchased from Plankbridge who are recognized as one of the leading manufactures in the UK. This attractive timber clad unit features a double bed with window and lighting, a dining-kitchen with window, fridge, cooker and more, and a shower room. Having Thermafleece sheeps wool cavity insulation oak internal lining. Whilst our vendor client is only just getting started with the holiday letting side of things, the projected income by the holiday lettings agent is circa £12,000- £15,000 per year once established.

## Services

The sewage is pumped to the mains. Mains water. Mains electric. Boundless broadband. The air source heat pump attracts HRI re-payments of circa £1000 per year.

## Section 106 Local Occupancy Requirements

An occupying household is required to comply with one of the following criteria, at the point of occupancy, however THE PROPERTY MAY BE PURCHASED AS A HOLIDAY LET ALSO

- i) Existing residents of the National Park or general Craven District area establishing a separate household, purchasing a property for the first time, downsizing to a more manageable home or requiring more space for a growing family; ii) A head of household who is or whose partner is in or is taking up full-time permanent employment or self employment, within the National Park (or general Craven District). Where a person is employed in a business that operates in multiple locations, their employment activities should take place predominantly inside the National Park or General Craven District; iii) A household that has a child at a school within the National Park or general Craven District; iv) Householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park boundary); v) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park (or General Craven District) vi) Persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary); vii) Former residents of the National Park (or of another part of a parish split by the National Park boundary) whose case is accepted in writing by the Authority as having a need to return to the National Park.

IN ADDITION.,A BUYER WOULD ALSO MEET THE CRITERIA IF....They are self-employed / run their own business from the property, and at least some of their work / income is generated within the National Park or General Craven District. They must also run the Shepherds Hut at the same time as a side business.