



Conistone

Skipton, BD23 5HS

Offers In Excess Of £995,000



- A handsome family home surrounded by scenic countryside
- Impressive dining-kitchen open to a garden room
- Snug, home office, study area, pantry, reception hall
- Superb and private gardens
- Walks and bike rides from the doorstep
- 3300 square feet on the sunny side of the valley
- Large first floor living room with amazing views
- 4 double bedrooms (2 on the ground floor)
- Triple garage, car port and plenty of parking
- 5 minutes to shops, petrol, pubs, restaurants and much more

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Leylands is a very substantial and special property. Set in the heart of The Yorkshire Dales National Park, and surrounded by scenic countryside. This south facing family home offers versatile living space, and with now lapsed planning approval to further extend if required. At circa 3300 square feet, this home has space for everyone, and features generous sized gardens, a triple garage block plus car port, and plenty of parking on the limestone driveway.

Grassington is just 5 minutes by car with petrol, mini-supermarket with a butchers shop, cafes, pubs, independent retailers restaurants and plenty of events and activities including the famous Grassington Festival. The schools at Grassington, Threshfield, and Skipton are highly regarded and have excellent Ofsted ratings, and Giggleswick School is within a reasonable distance.

Ground Floor

The photographs, floor-plan and 3D Virtual Reality Viewing Tour provide most of the information, however in brief: -

A welcoming reception hall with multi-fuel stove provides access to a home office, utility room with cloakroom off, pantry and with stairs rising to the half landing cloakroom / WC and the first floor. An inner hallway leads past two double bedrooms and a house bathroom into a superbly spacious dining-kitchen. Featuring a range of oak base and wall units with seamless corinth work surfaces, and a 4 oven AGA range cooker with twin hot-plates and a warming plate. A cupboard houses the properties twin LPG fired boilers. Off from the kitchen, a delightful garden room, the perfect place to relax and enjoy the views, and a snug with multi-fuel stove, second staircase to the first floor, and a door onto the rear yard / log store.

First Floor

To the first floor: - a fitted dressing / walk-through wardrobe space at the head of the stairs out of the snug, leads into the master bedroom which is of generous proportions and features fine views, exposed king trusses and a range of quality fitted wardrobes and dressing table area. The en-suite has matching fitted units and includes a vanity wash basin, shower enclosure, WC and a full size bath. Through to the generous sized living room with magnificent views over Wharfedale and with feature fire place housing a GAS fired stove-style fire onto an exposed stone wall, exposed king truss and two full height opening windows. A spacious landing with spacious home office area connects to the main return staircase out of the reception hall below, and leads into a further double bedroom with shower enclosure and fine views.

Outside

The impressive and well maintained south west orientated grounds include a main lawn plus a raised lawn, well stocked borders and an abundance of shrubs and planting, including a circular raised border. A substantial garden shed is included in the sale, Further outside space includes a vegetable garden to the side a triple garage block, a seating and garden area to the side of the car port and log store, and an enclosed side garden laid to stone sets, which is perfect for pets. The property is on mains drainage and water, and heating and the AGA are run off LPG. High speed broadband is connected. There are solar panels to part of the roof generating a small net income. Extremely beneficial in times of rising electricity prices

Services

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Floorplan





Tel: 01756 700544



Energy Efficiency Graph

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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





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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