

# HUNTERS<sup>®</sup>

## EXCLUSIVE

### Fox Croft Barn, Lothersdale

Price £695,000

Property Images

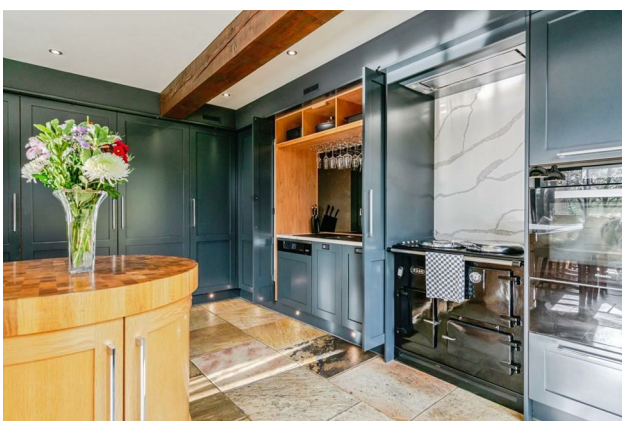




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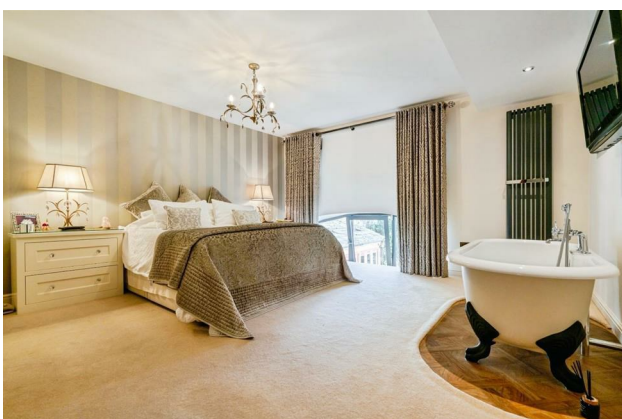




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Nestled just outside the charming village of Lothersdale, this exquisite, refurbished four-bedroom house offers a perfect blend of modern comfort and picturesque surroundings. Having been the subject of considerable expenditure, and clever re-design of the layout, this high specification home is very well presented throughout.

The home has been thoughtfully upgraded, featuring new windows and openings that not only enhance the aesthetic appeal but also frame the stunning views across the delightful gardens onto farmland, and the village beyond.

The oil-fired heating system has been improved, complemented by multi-zoned underfloor heating and extensive under-floor insulation that promises warmth and efficiency throughout the seasons. Benefiting from main sewage and private borehole (5 properties).

Upon entering, you are welcomed into an attractive reception hall, leading to a charming reception room, with wood-burner and bespoke fitted furniture, along with delightful views, ideal for both relaxation and entertaining.

At the heart of the home lies a hand-built bespoke dining-kitchen, a true culinary delight. This space is equipped with high-end Miele appliances, including multi-function/ steam ovens, fridges, and freezers, as well as a wine cooler, coffee-maker and specialized draw space, making it perfect for both everyday cooking and special occasions.

The property boasts 3 / 4 bedrooms and 2 well-appointed fully tanked wet-rooms with under-floor heating, ensuring ample facilities for family and guests alike. The spacious principal bedroom features a free-standing bath.

Outside, the property is surrounded by delightful private gardens, offering a serene escape from the hustle and bustle of daily life. A hidden gazebo area provides an enchanting spot for al fresco dining, ideal for enjoying warm summer evenings with family and friends.

Additionally, the large garage features a workshop area and overhead storage, providing ample space for hobbies or additional storage needs. This property is a rare find, combining modern amenities with the beauty of its natural surroundings, making it an ideal family home or a tranquil retreat.

Skipton boasts direct trains to Leeds in 35 minutes, & direct into Kings Cross taking just 3 hours. The 2 Grammar Schools and Academy provide excellent secondary school options.

#### **On-Line-Bullet-Points**

- Delightful semi-rural location / outlook
- Stunning countryside views
- Large garage and workshop area
- Refurbished at considerable expenditure
- Spacious three-storey layout
- Bespoke high quality kitchen, living room and bathrooms
- Charming gardens and al fresco dining areas
- Close to Skipton amenities & 2 train stations
- Lothersdale Primary School is rated Outstanding
- Viewing highly recommended