



## The Fold

Lothersdale, BD20 8HD

Offers In Excess Of £835,000



- A spacious detached family home
- Great community and first class pub
- Home office, sitting room, garden room
- Guest en-suite bedroom with dressing room
- House bathroom, cloakroom, double garage, parking

- Idyllic semi-rural village location
- Large dining-kitchen, utility room, dining room
- Principal bedroom with dressing room
- 2 further double bedrooms one with en-suite
- Delightful gardens, croft and small woodland / copse

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Calf Wood House is offered to the market for only the second time since construction by the original owner / builder. Located at the end of the village with some long distance views onto the hills and having extensive gardens, additional croft, double garage and ample parking. A spacious, superbly maintained and presented detached family home in a delightful village with a thriving community spirit and facilities. Boasting a recently refurbished public house, Primary School rated excellent by Ofsted, Community Park and Nature Reserve. Nearby Raygill Fisheries has a bistro style café / bar which is well attended by villagers, and The Market Town of Skipton is just a ten minute drive away, with direct trains to Leeds, London and the West Coast.

A welcoming reception hall with return staircase rising to the first floor leads off to the principal reception rooms, cloakroom with WC and the dining-kitchen. The dining-kitchen is of generous proportions and features an Aga and an extensive range of shaker-style units with granite worktops, vegetable and pan drawers, integrated dishwasher, fridge, and freezer, and with built in Neff microwave, electric fan oven and an induction hob. Having good natural light from three windows with pleasant outlooks, and ample space for a farmhouse table and chairs. Off from the kitchen, a spacious utility room has built-in cupboards providing boot and coat space, and houses the property's 2020 oil fired boiler. A separate dining room has dual aspect windows onto the gardens, and ample space for a ten person dining suite. The living room is again of very generous proportions. An attractive room with good natural light from dual aspect windows, both having a pleasant outlook and featuring an Esse multi-fuel stove set into a recessed fire opening with polished stone hearth and oak surround; and offering ample space for three sofas and furniture. Double doors open into a spacious home office with a window looking out onto the rear gardens, pr



## Floorplan







### Energy Efficiency Graph

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

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



Tel: 01756 700544



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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