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The Milking Laithe Booth Bridge Lane, Thornton In Craven, Skipton, BD23 3TQ

Offers In Excess Of £599,950

Property Images



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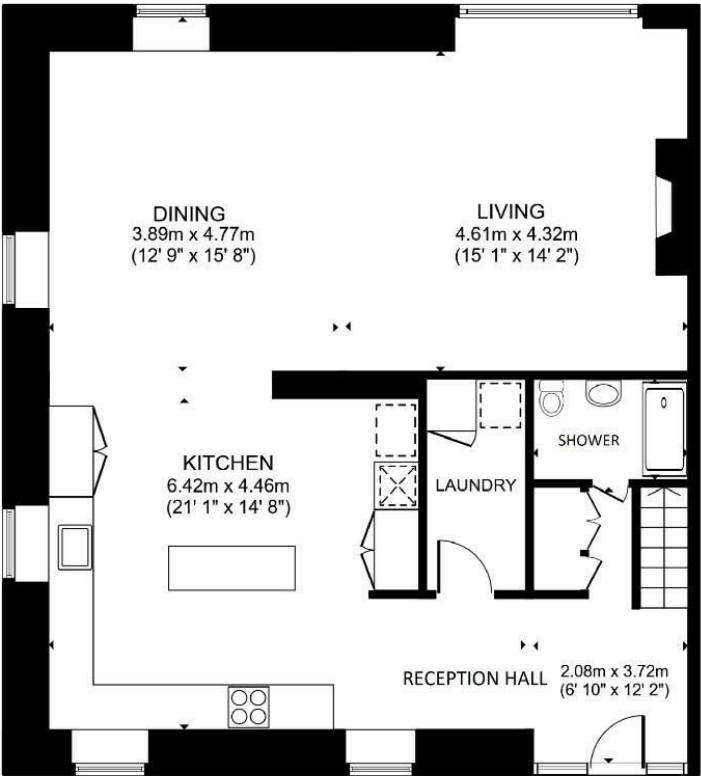


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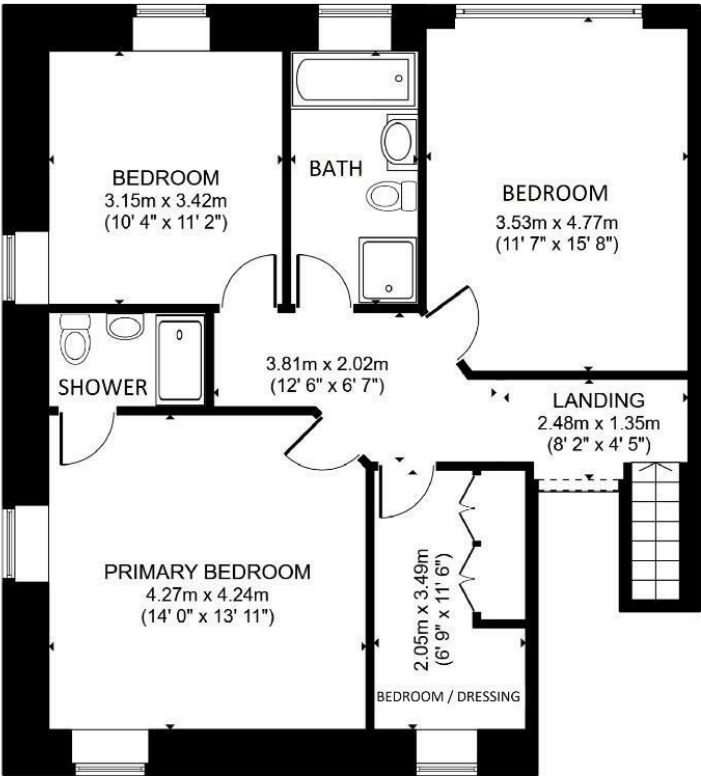
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FLOOR 1



FLOOR 2

PLUS STUDIO / ANNEX CIRCA 18' X 9'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Summary

Situated down a quiet no-through lane in the sought after village of Thornton-in Craven. The Milking Laithe is literally on the border of North Yorkshire and East Lancashire and is ideally located for commuting to both Leeds & Manchester. The bustling town of Barnoldswick is just 3 miles away, and the larger market town of Skipton is 7 miles to the East.

The Milking Laithe is a semi-detached barn conversion originally converted in 2017 /18 and having very recently undergone a complete re-fit to include re-wiring, porcelain floor, new windows, a fantastic CabTech bespoke kitchen with EVERHOT range cooker, Quooker hot tap with filtered and chilled still and sparkling water, Heatmeiser controlled heating, NEST dual carbon monoxide / smoke alarms and security system, digitally controlled heated towel-rails, new shower room, new utility room and much more.

Sat on the level with generous sized enclosed gardens and plenty of parking, the property has far reaching views across pastureland and catches the sun all day. Our vendors have also recently converted the garage into a superb home office / studio with store room and separate oil-tank store. The driveway and sun-terrace / patio have been re-laid and there is an artificial lawn for low maintenance. A hot-tub is also available as an extra cost.

The property has a brand new mini-sewage-treatment plant which then discharged into a mains drain. Heating is by way of an oil fired boiler controlled by the Heatmeiser App, and the property is connected to mains water.

On-Line-Bullet Points

- Completely re-fitted and upgraded in 2022 • Stunning, superb quality barn conversion • Porcelain tiled under-floor heated ground floor • Fabulous new CabTech kitchen, shower room & utility • Striking open-plan living spaces • 4 bedrooms and 2 bath / shower rooms • EVERHOT range cooker. Quooker tap • Delightful outlook and views • Quiet location. Easy commute to Manchester • NO FORWARD CHAIN. CONTENTS AVAILABLE AT EXTRA COST

A welcoming reception hall with under-heated porcelain tiled floor has a bespoke oak and glass staircase with fitted storage below. The hall leads past the refurbished shower room and utility room, to a superb open-plan living-dining-kitchen. The brand new CabTech bespoke kitchen offers a vast range of 'in-frame' cupboards and drawers as well as 2 double door pantry / larder units. Finished with quartz worktops offering ample baking / food-prep areas, Quooker tap, EVERHOT electric range cooker with induction hob and double ovens, quartz splash-back and built-in extractor. Also featuring a Belfast sink, oak breakfast bar, Siemens integrated dishwasher, integrated fridge, pull-out recycling draw, and space for a separate large fridge / freezer (SMEG available as an extra cost). 3 large windows provide excellent natural light and attractive views.

To the dining area, ample space for an 8 person dining suite and being open to both the living area and kitchen, making a great place for both family meals and entertaining. Again good natural light from 2 windows with pleasant outlooks.

The living area features the original tall barn opening as a window, and has a new contemporary electric fire with oak mantle, and with ample space for a couple of sofas and living room furniture.

To the first floor:- Bedroom 4 / dressing room / home office is fitted with bespoke cupboards / wardrobes which if required could easily be removed to re-create a decent single bedroom. The principal bedroom suite is of excellent proportions and with fabulous views from dual aspect windows, and a modern en-suite shower room. Bedroom 2 is a further large double room and bedroom 3 still a good sized double. The house bathroom is again modern with attractive tiling including the bath panel, and with the added benefit of a separate shower enclosure.