



## Keld Close Barn, Buckden, Skipton, BD23 5JA

**Asking Price £649,950**

- THREE BED BARN CONVERSION
- AMPLE PARKING
- FABULOUS VIEWS
- GROUND FLOOR W.C
- CLOSE TO VILLAGE PUB AND SHOP
- ADDITIONAL ANNEXE/GARAGE
- TWO ACRES WITH SPRING FED WATER SUPPLY
- CHARM AND CHARACTER
- HEART OF THE YORKSHIRE DALES
- NO ONWARD CHAIN



# Keld Close Barn, Buckden, Skipton, BD23 5JA

A rare opportunity to own this chain free, breath-taking, stone-built, three-bedroom barn conversion, set within approximately two acres of idyllic countryside. This exceptional home is complemented by a detached annexe, currently comprising a spacious garage and a self-contained room with a private shower room, perfect for a lucrative holiday let, accommodating a relative, or, with the necessary planning permissions, transforming the garage into additional living space.



Council Tax Band: F



## PROPERTY DETAILS

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A private driveway welcomes you into this tranquil retreat, where the sweeping adjoining field and picturesque countryside unfold before you. The side entrance door opens into a bright and airy porch and in turn a beautifully crafted bespoke kitchen, thoughtfully designed with built-in storage, charming feature beams, and traditional mullion windows that frame enchanting views of the surrounding gardens and rolling landscape. Flowing seamlessly from the kitchen, the stunning open plan living and dining area offers an inviting space for relaxation and entertaining, blending rustic charm with modern comforts.

The open plan living and dining room is a warm and inviting space, perfect for both family gatherings and entertaining guests. A striking feature stone fireplace, complete with a multi-fuel stove, serves as the heart of the room, creating a cosy ambiance. Natural light floods in through two side windows and a large front-facing window, framing breathtaking countryside views. Characterful details such as exposed beams and stonework enhance the room's rustic charm.

A wonderful addition to the home, the garden room extension offers a tranquil retreat where you can fully appreciate the surroundings. The spacious inner hall leads to an elegant return staircase ascending to the first floor, and a stylish cloakroom completes this area.

Upstairs, a generous landing with exposed beams and Velux window leads to the master bedroom with walk in wardrobe. Two additional well-proportioned bedrooms offer stunning views of the landscape, while the luxurious house bathroom provides a relaxing sanctuary. For buyers wishing to add a shower to the bathroom we have included a reconfiguration plan (owing to the limited head height) in the property photos.

Outside, Keld Close Barn is set within approximately two acres of grassland, with the field having its own spring fed water supply. A gravelled driveway offers ample parking and allows for uninterrupted views of the surrounding scenery. A spacious, modern decking area provides the perfect setting for outdoor entertaining, while the detached stone-built garage and annexe present exciting possibilities for additional accommodation or workspace.

Nestled at the entrance to a picturesque village, this sought-after location is popular among both residents and visitors. A short stroll leads to a charming village pub and shop, while the larger village of Grassington, just 10 miles away, offers a range of everyday amenities. For more extensive facilities and excellent transport links, the market town of Skipton is only 19 miles away.

For those seeking a truly special home, with land, in a peaceful village setting, while still offering potential for further development, Keld Barn is an opportunity not to be missed.

## ADDITIONAL INFORMATION

The property is served with mains water, whilst the additional land has its own spring fed supply.

Oil central heating - new oil tank fitted 2021

Mains Electricity.

Septic tank/water treatment centre



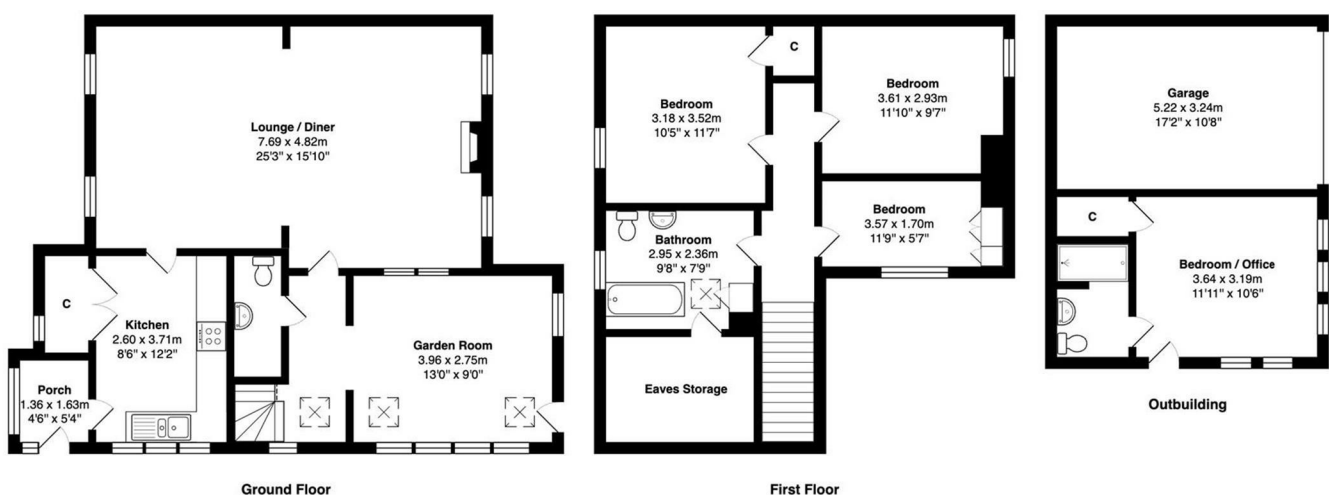
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 160.1 m<sup>2</sup> ... 1724 ft<sup>2</sup>

All measurements are approximate and for display purposes only