



Manor House Farm, Kettlewell, Skipton, BD23 5HX

Asking Price £774,950

- SIX BEDROOM FARMHOUSE
- FISHING RIGHTS
- DOUBLE GARAGE
- GALLERIED LANDING
- CLOSE TO VILLAGE AMENITIES
- SIX ACRES OF LAND
- OUTBUILDINGS SPANNING 4700 SQ FT
- GROUND FLOOR SHOWER ROOM
- CHARM AND CHARACTER
- EARLY VIEWING A MUST

Manor House Farm, Kettlewell, Skipton, BD23 5HX

Are you seeking a lifestyle change, a **SMALL HOLDING/EQUESTRIAN PROPERTY** or perhaps the opportunity to work from home? Manor House Farm offers all of this and more, **NESTLED IN APPROXIMATELY SIX ACRES OF PICTURESQUE LAND**, some of which adjoins the beautiful river Wharfe, complete with fishing rights. This **STUNNING SIX-BEDROOM HOME** also boasts **ADJOINING BUILDINGS SPANNING APPROXIMATELY 4,700 SQUARE FEET** and includes a **DOUBLE GARAGE AND VARIOUS OUTBUILDINGS**. Sitting on the fringes of the chocolate box Dales village of Kettlewell, what's not to love!



Council Tax Band: D



PROPERTY DETAILS

Are you seeking a lifestyle change, a small holding/equestrian property or perhaps the opportunity to work from home? Manor House Farm offers all of this and more, nestled in just over 5 acres of picturesque land, some of which adjoins a serene river, complete with fishing rights. This stunning home, converted about five years ago, features a double-storey extension added in 2022, blending timeless charm and character with modern, 21st-century living.

The adjoining buildings span approximately 4,700 square feet and include a double garage and various outbuildings, all embraced by the expansive acreage and offering breathtaking views from every angle.

On entry the driveway leads to extensive parking. A gateway opens into the beautifully landscaped garden, which in turn leads to the house. Entering through a generous hallway with a stone-flagged floor, you proceed to a utility area featuring an inset Belfast sink, two double bedrooms, and a luxury shower room. To the right of the hallway lies the stunning open plan living/dining kitchen, highlighted by a feature multi-fuel stove, beamed ceiling, side access and an open staircase with a galleried landing. The kitchen is an eclectic blend of freestanding units and reclaimed stripped floorboards.

To the first floor, the galleried landing showcases magnificent, exposed roof trusses and beams. There are four additional bedrooms, each with unique ceilings, and a luxury bathroom.

Outside, as previously mentioned, the property is surrounded by its own acreage, complete with various outbuildings, an adjoining workshop and fields, making Manor House Farm a truly exceptional place to call home.

Sitting on the fringes of the beautiful village of Kettlewell one of the Dales National Park's most sought-after villages, known for its picturesque properties and stunning walks. It offers a blend of residential charm and tourist appeal, with village shops, pubs providing food, and a primary school. The neighbouring village of Grassington provides additional amenities, while the market town of Skipton, approximately 16 miles away, offers superb commuting links to the larger business centres of North and West Yorkshire and beyond.

ADDITIONAL DETAILS

The property has spring water, septic tank and oil fired central heating.

Subject to a 106 local occupancy restriction, please enquire with the agent for details.



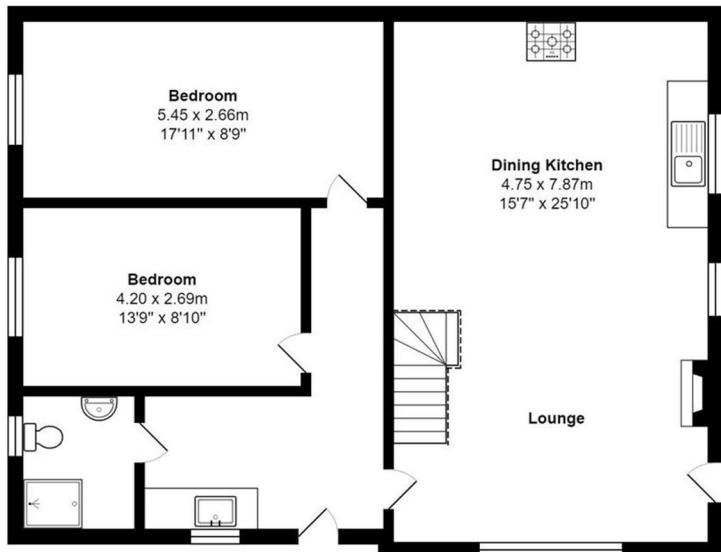
Viewings

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

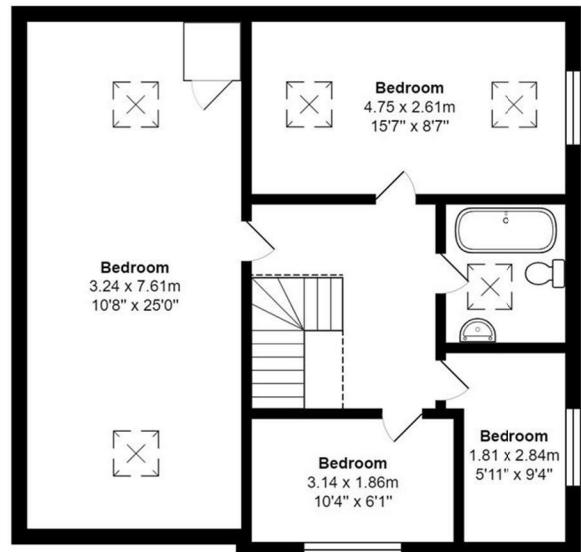
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	70	
(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



Ground Floor



First Floor

Total Area: 143.9 m² ... 1549 ft²

All measurements are approximate and for display purposes only