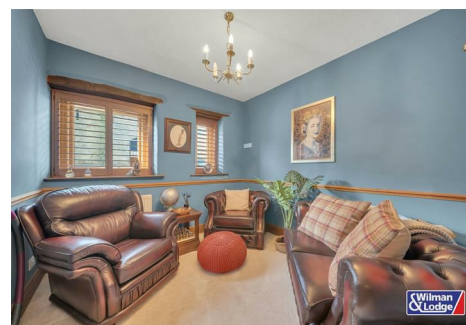




## Stable Cottage West Lane, Sutton-In-Craven, BD20 7AX

**Asking Price £699,950**

- DISTINCTIVE FIVE BEDROOM DETACHED HOME
- INTEGRAL DOUBLE GARAGE & AMPLE ON SITE PARKING
- BREATHTAKING VIEWS
- STYLISH WET ROOM
- SOUGHT AFTER LOCATION
- BEAUTIFUL LANDSCAPED GARDENS
- PURPOSE BUILT SUMMER HOUSE
- BLENDING RUSTIC CHARM WITH MODERN FEATURES
- STUNNING BALCONY PATIO
- EXCELLENT TRANSPORT CONNECTIONS

# Stable Cottage West Lane, Sutton-In-Craven BD20 7AX

A rare opportunity to acquire a truly distinctive five-bedroom detached home. The property offers generous and versatile accommodation arranged over two floors and enjoys beautiful landscaped gardens. The current owners have carefully enhanced the home, including installing a modern kitchen and updated bathrooms.



Council Tax Band: E



## PROPERTY DETAILS

A rare opportunity to acquire a truly distinctive five-bedroom detached home.

Once forming the original stable block of the historic farmhouse, this substantial and highly individual property has been thoughtfully transformed into a stunning family residence that perfectly blends rustic charm with modern living.

Set within a picturesque and private setting, the home enjoys beautifully landscaped gardens bordered by traditional dry stone walls, with breathtaking countryside views visible from every window across the front elevation. The current owners remark that every seating area offers a wonderful outlook — a feature they say will be deeply missed.

The property offers generous and versatile accommodation arranged over two floors. During their time here, the current owners have carefully enhanced the home, including installing a modern kitchen, updated bathrooms, new windows and doors, a new boiler and beautifully landscaped the gardens.

Step through the front door into a warm and welcoming family room, a characterful space where rustic features meet contemporary finishes. The stylish kitchen boasts granite worktops, while solid oak flooring runs through much of the ground floor. A highly practical utility/boot room adds convenience for everyday living.

From the family room, double doors open into a spectacular sitting room, featuring a bespoke stone fireplace with multi-fuel stove — the perfect focal point for cosy evenings — alongside magnificent countryside views.

An inner hallway leads to two spacious double bedrooms and a luxurious house bathroom on the ground floor.

Upstairs, a generous landing provides access to extensive storage via double doors. The impressive master bedroom offers abundant storage, a feature ceiling with Velux window, and an additional side window that frames the surrounding views beautifully. The first floor also includes two further double bedrooms and a stylish luxury wet room.

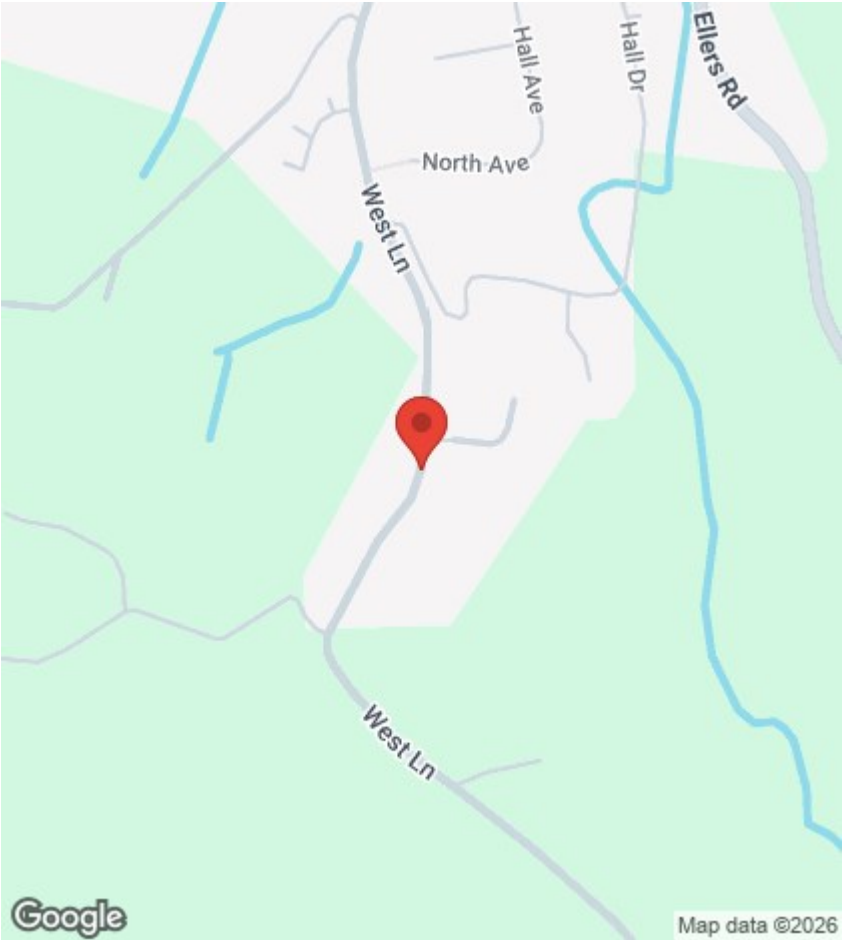
Outside, the property sits within private, enclosed gardens, approached via a quiet lane off West Lane that serves only one neighbouring property, ensuring a peaceful and secluded setting. The sunny position allows multiple seating areas designed to fully capture the stunning views.

A standout feature is the beautiful balcony patio, beneath which sits an integral double garage with power and lighting. The grounds also include a purpose-built 25' x 11' summer house, currently used as a gym but equally suited as a home office or studio. A turning area and ample on-site parking complete the exterior.

Stable Cottage occupies an elevated position on the edge of the village, surrounded by a small collection of select and desirable homes. Residents enjoy the feeling of countryside living, yet remain just a short journey from Sutton-in-Craven village centre, a thriving hub offering excellent schools for all ages, a beautiful recreational park, independent shops and convenient amenities.

Commuters benefit from excellent transport connections, including regular bus services and rail links from nearby Steeton, providing easy access to surrounding towns and cities.

For those seeking a truly individual and substantial home, surrounded by beautiful countryside yet close to everyday conveniences, this is a rare and special property that seldom comes to the market.



Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 77      | 84                      |
| (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 |

