



**Cracked Castle Barn Skyreholme, Skipton, BD23 6DE**

**£875,000**

Nestled in the picturesque village of Skyreholme, near Skipton, this stunning barn conversion offers a unique blend of rustic charm and modern living. With four spacious bedrooms and four well-appointed bathrooms, this property is perfect for families or those seeking a serene retreat.

As you enter, you are greeted by a generous reception room that serves as the heart of the home, providing an inviting space for relaxation and entertaining. The open-plan design allows for a seamless flow between the living areas, enhancing the sense of space and light throughout the property.

The barn conversion has been thoughtfully designed to retain its original character while incorporating contemporary finishes. Exposed beams and stonework add to the charm, creating a warm and welcoming atmosphere. Each bedroom is generously sized, offering ample storage and comfort, while the bathrooms are modern and stylish, ensuring convenience for all residents.

Outside, the property boasts parking for up to three vehicles, a valuable feature in this tranquil setting. The surrounding countryside provides a stunning backdrop, perfect for those who enjoy outdoor pursuits or simply wish to unwind in nature.

This exceptional barn conversion in Skyreholme is a rare find, combining the beauty of rural living with the comforts of modern amenities. It presents an ideal opportunity for anyone looking to invest in a unique and spacious home in a sought-after location. Do not miss the chance to make this remarkable property your own.

Skyreholme is a small hamlet close to Appletreewick in the Yorkshire Dales National Park. Located 9 miles north of Skipton and 11 miles from Ilkley, it is a walkers' paradise. Criss-crossed by tributaries of the River Wharfe, it is home to Parcevall Hall Gardens and some of the county's most renowned walks, including Troller's Gill and the path up to Simon's Seat. While Wharfedale is popular with visitors, Skyreholme enjoys a particularly strong community spirit, thanks to the high number of owner-occupiers living there, two terrific pubs in Appletreewick and a wide variety of events at the local Village Hall. It also falls within the catchment area for excellent schools, including the highly regarded Burnsall Primary, the Ofsted-rated Outstanding Upper Wharfedale Secondary plus two grammar schools in Skipton.

With air source heat pump and double glazing, the accommodation is planned on two floors and described in brief below using approximate room sizes:

Ground Floor

Entrance Hall

With custom built furniture including drawers, cupboards and bench unit. Solid oak flooring. Spotlighting.

Living Room

19'0 x 18'3 max

Cast iron multi fuel burner set a on decorative tiled hearth and splashback. Useful storage cupboard, solid oak flooring and spotlighting.

Dining Kitchen

19'3 x 16'0 max

Range of custom built wall and base units with quartz worktop, matching upstand and composite sink unit. Quooker boiling

water tap. Siemens appliances comprising; induction hob, two electric ovens, dishwasher, tall fridge, drinks fridge and under counter freezer. Built-in bar area. Solid oak flooring. Spotlighting.

Bedroom Four

12'0 x 8'0

Double room with solid oak flooring and spotlighting.

Shower Room/Utility Room

Three piece suite comprising; low suite wc, hand basin and walk-in shower with thermostatic shower over. Tiled flooring and wet board to the walls. Plumbing for washing machine and space for dryer with quartz worktop above. Extractor fan.

First Floor

Landing

Vaulted ceiling with exposed beams.

Bedroom One

18'7 x 15'7 max

Large spacious suite with master bedroom with built-in wardrobes, vaulted ceilings and exposed beams.

En Suite

Four piece suite comprising; low suite wc, hand basin, freestanding bath and walk-in shower with thermostatic shower over. Storage cupboard to the eaves. Exposed stone wall. Solid oak flooring. Chrome heated towel rail and extractor fan.

Bedroom Two

12'4 x 9'0

Double room with vaulted ceiling and exposed beams. Built-in wardrobe and Velux window.





#### En Suite

Three piece suite comprising; low suite wc, hand basin and walk-in shower with thermostatic shower over. Chrome heated towel rail, extractor fan and spotlighting.

#### Bedroom Three

10'5 x 10'0

Double room with vaulted ceiling and exposed beams. Built-in wardrobe.

#### En Suite

Three piece suite comprising; low suite wc, hand basin and walk-in shower with thermostatic shower over. Chrome heated towel rail, extractor fan and spotlighting.

#### 'The Bothy'

10'6 x 8'6 max

Perfect as a home office/guest bedroom or a variety of uses. With its own wc and access to the first floor via a ladder with has a Velux window, perfect for looking at the stars at night.

#### Outside

To the side of the property there is a pebbled driveway with space for at least 3 vehicles.

To the rear of the property there is a flagged patio area with steps leading to the large lawn enclosed by fencing.

To the front of the property there is a decked area with views over to Simons Seat.

There is also two large storage sheds plus further bike storage.

#### Section 106 Local Occupancy Clause

An occupying household is required to comply with one of the following criteria, at the point of occupancy:

- i) Existing residents of the National Park establishing a separate household, purchasing a property for the first time, downsizing to a more manageable home or requiring more space for a growing family;
- ii) A head of household who is or whose partner is in or is taking up full-time permanent employment or self employment, within the National Park (or in another part of a parish split by the National Park boundary). Where a person is employed in a business that operates in multiple locations, their employment activities should take place predominantly inside the National Park;
- iii) A household that has a child at a school within the National Park;
- iv) Householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park boundary);
- v) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park (or in another part of a parish split by the National Park boundary);
- vi) Persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary);
- vii) Former residents of the National Park (or of another part of a parish split by the National Park boundary) whose case is accepted in writing by the Authority as having a need to return to the National Park.





#### Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

#### Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

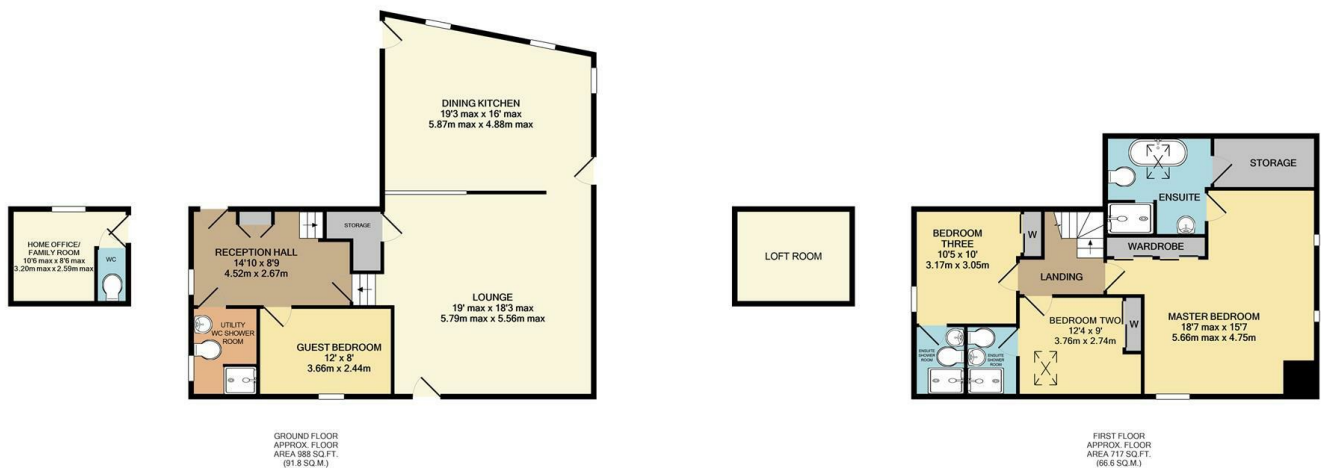
#### Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163









TOTAL APPROX. FLOOR AREA EXCLUDING LOFT ROOM 1705 SQ. FT. (158.4 SQ. M.)

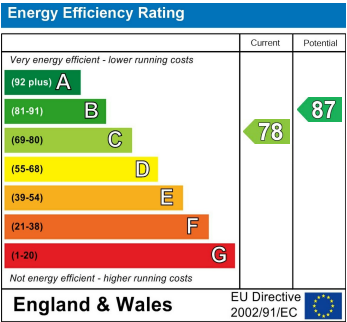
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Council Tax Band

**G**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

