



**Oakfield House Hazlewood, Skipton, BD23 6JA**

**£995,000**

**CARLING  
JONES**

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Oakfield House is a superb stone built detached country house dating from the mid 19th Century. The property offers spacious family accommodation with beautifully proportioned rooms throughout which feature an abundance of inherent charm and character including attractive fireplaces to the principal reception rooms, intricately moulded ceiling cornices and ceiling roses as well as deep skirting and traditional radiators. Delightful gardens and enjoys superb views over beautiful Wharfedale countryside with the added benefit of a one bedroom annex.

The property is close to Bolton Abbey, and occupies a glorious setting set amidst the unspoilt countryside of the Wharfe Valley. The amenities include the Devonshire Arms Hotel with its health spa, brasserie and restaurant, a number of specialist shops and there are some stunning walks across the moors and along the banks of the River Wharfe. There is a primary school nearby and the property is in the catchment area for the nationally renowned secondary schools of Ermysted's Grammar School and Skipton Girls' High. The property is just a short drive from the local towns of Skipton and Ilkley which offer a comprehensive range of retail, social and recreational amenities and have rail connections to the cities of Leeds and Bradford.

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#### Ground Floor

##### Entrance Vestibule

With tiled flooring and exposed stonework.

##### Dining Room

24'6 x 15'1

With open fire set within a stone feature fireplace. Two built-in display cabinets. Solid wood flooring, deep ceiling coving and ceiling rose.

##### Hallway

Tiled flooring, stained glass feature window, deep ceiling coving and ceiling rose.

##### Family Room

22'3 x 15'5

Cast iron multi fuel burner set on a slate hearth with feature timber mantle. Deep ceiling coving and ceiling rose.

##### Sitting Room

19'9 x 14'9

Cast iron multi fuel burner set on a slate hearth. Deep ceiling coving and ceiling rose. Long distance views over open countryside.

##### WC

Two piece suite comprising low suite wc and hand basin. Chrome heated towel rail and LVT flooring.

#### Dining Kitchen

20'11 x 15'0 max

Range of shaker style base units with quartz worktop, matching splashback and inset ceramic double sink unit. Integrated appliances comprising; two fridge freezers, Belling electric range cooker and dishwasher. LVT flooring and spotighting. Large pantry cupboard.

#### Inner Hall

Stone floor and spotighting.

#### Lower Ground Floor

##### Vestibule

Base units with laminate worktop and wood flooring.

##### Gym

19'7 x 13'9

Housing pressurised hot water cylinder. Store space.

##### Cinema Room

16'6 x 14'4

Door leading to the garden.

#### First Floor

##### Landing

With feature stained glass window, deep ceiling coving and ceiling rose. Access to trunk room/walk-in wardrobe.

##### Laundry Room

7'11 x 4'6

With hand basin and plumbing for automatic washing machine. LVT flooring.

##### House Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with shower attachment. Part tiled walls, chrome heated towel rail, LVT flooring and spotighting.

##### Bedroom One

19'2 x 14'9

Large master bedroom with long distance views over open countryside. Deep ceiling coving and ceiling rose.

##### En Suite

Four piece suite comprising; low suite wc, hand basin, corner shower cubicle and jacuzzi bath. Part tiled walls, LVT flooring and spotighting.

##### Bedroom Two

15'9 x 15'2

Large double room with deep ceiling coving and ceiling rose. Walk-in wardrobe with spotighting.

##### En Suite

Three piece suite comprising; low suite wc, hand basin and shower unit. Part tiled walls, chrome heated towel rail and spotighting.



#### Bedroom Three

17'11 x 15'3

Large double room with deep ceiling coving and ceiling rose.

#### En Suite

Three piece suite comprising; low suite wc, hand basin and bath with shower attachment. Part tiled walls, chrome heated towel rail, LVT flooring and spotlighting.

#### Bedroom Four

14'11 x 11'11

Double room with deep ceiling coving and ceiling rose.

#### Second Floor

#### Bedroom Five

15'4 x 14'6

Double room with built-in storage to the eaves.

#### Annex

Accessed from either the main house or direct from outside.

#### Ground Floor

#### Entrance Hall

With parquet flooring.

#### Living Kitchen

17'11 x 14'3

Range of shaker style wall and base units with Belfast sink unit. Slimline dishwasher. Drinks fridge. Parquet flooring and spotlighting.

#### WC

Two piece suite comprising; low suite wc and hand basin. Extractor fan and spotlighting.

#### First Floor

#### Bedroom and En Suite

14'6 x 14'6

Large double room with deep ceiling coving and wall lights. Four piece suite comprising; Burlington wc, Burlington sink unit, walk-in shower unit and claw foot freestanding bath. Part tiled walls and tiled flooring.

#### Outside

The property is approached off the A59 via a gravelled drive with inset parking bays. To the front of the property is a lovely garden with shaped lawns being bordered by flowerbeds, well stocked with conifers, shrubs and mature trees. Extensive flagged terraces border the property to the front and side. There is a further lawned garden to the side again with flower borders and from where superb views over open countryside are enjoyed.

#### Council Tax & Tenure

Tenure: Freehold

Council Tax Band: G

#### 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

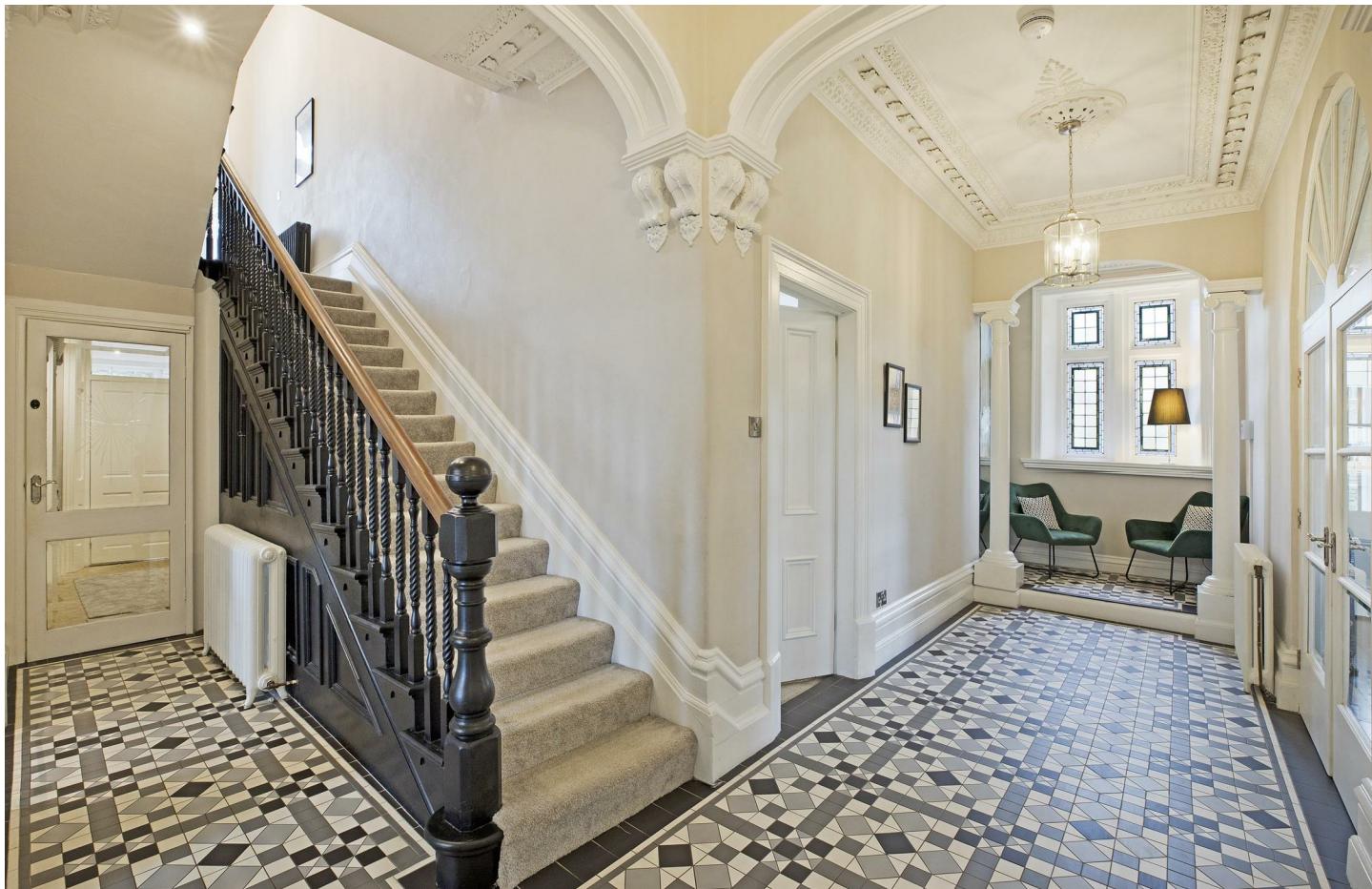
#### Viewings

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

#### 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.





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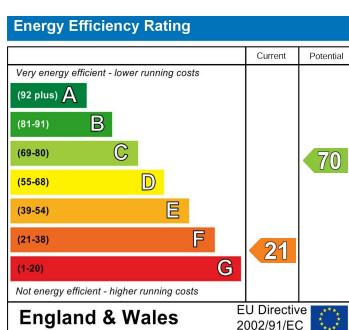


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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Council Tax Band

**G**

Energy Performance Graph



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