



Marriotts Barn Hetton, BD23 6LR

£850,000

Beautifully presented four bedroom barn conversion plus a one bedroom annexe which is currently used as a holiday let. Located in the popular village of Hetton, this property is perfect for a family with ample entertaining space finished to a high standard and fabulous gardens with long distance views over countryside.

Marriotts Barn is set in the centre of the picturesque village of Hetton, which is without a doubt one of the most sought after villages in the area. Capturing the traditional charm and character of the time with fireplaces and low beamed ceilings, yet providing modern accommodation with a feeling of warmth. With ample space, the property is perfect for a family wanting to live in a village environment. There are excellent Primary and Secondary School facilities close by and it falls within the catchment for both Ermystead's Boys and Skipton Girls Grammar schools. Just up the road is the highly regarded Angel at Hetton and only 10 minutes drive away is the bustling market town of Skipton with a full range of amenities, both independent and high street, and the train station for easy links through to Leeds, Manchester and London.

Planned over two floors with LPG fired central heating and timber framed double glazed windows, the accommodation is described in brief below with approximate room sizes:-

Ground Floor (Main House)

Entrance Hall

Accessed through a timber stable door with tiled flooring, underfloor heating and exposed stonework.

Living Dining Kitchen

25'10 x 22'0 max

Range of 'Inframe' shaker wall and base units hand made by the reputable local company 'Eastburn'. Incorporating double Belfast sink unit, quartz worktops and matching upstands. Integrated appliances comprising; Rangemaster cooker, Quooker boiling water tap, dishwasher and fridge freezer. Cast iron multi-fuel stove set on a stone hearth and beam mantelpiece. Engineered oak flooring and spotlighting. Feature original barn door window with open staircase.

Sitting Room

17'1 x 13'2

Cast iron multi-fuel stove set on stone hearth. Engineered oak flooring, wall lights and beamed ceiling.

Inner Hallway

Snug

16'3 x 9'7

With windows to two sides and plumbing for a washing machine.

WC

Two piece suite comprising; low suite wc and hand basin. Engineered oak flooring and extractor fan.

Utility Room

9'11 x 8'3

Fitted base units and pantry unit with inset stainless steel sink unit, oak worktop and upstand. Plumbing for automatic washing machine and space for dryer. Engineered oak flooring.

Boot Room

12'6 x 7'8

With built-in cupboards and shelving, spotlighting and engineered oak flooring. Access to plant cupboard with Worcester boiler and pressurised water tank.

Study

11'4 x 7'10

Spotlighting and double doors leading to the garden.

First Floor (Main House)

Landing

Galleried landing with wall lights and two Velux windows.

Bedroom One

14'2 x 13'1 max

Double room with long distance views over open countryside and built-in wardrobes.

Ensuite

Three piece suite comprising; low suite wc, hand basin and walk-in shower with thermostatic head over. Extractor fan and heated towel rail. Eaves storage.

Bedroom Two

12'9 x 10'7

Double room with spotlights.

Ensuite

Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic head over. Extractor fan, chrome heated towel rail, Velux window and spotlights.



Bedroom Three

14'3 x 13'1

Double room with long distance views over open countryside.

Bedroom Four

13'1 x 8'11

Double room with long distance views over open countryside.

Bathroom

Four piece suite comprising; low suite wc, hand basin, panelled bath and shower cubicle with thermostatic shower over. Chrome heated towel rail, extractor fan and spot lighting.

Annexe

Ground Floor

Living Dining Kitchen

19'7 x 10'1

Range of 'Inframe' shaker wall and base units hand made by the reputable local company 'Eastburn'. Incorporating oak worktop and Villeroy & Boch ceramic sink unit. Two ring ceramic hob, electric oven, slimline dishwasher and undercounter fridge. Engineered oak flooring and spotlights.

First Floor

Landing

Galleried landing with spotlights.

Bedroom

17'11 x 11'4

Pleasant double room with Velux window and spotlights.

Ensuite

Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic head over. Extractor fan, Velux window and spotlights.

Outside

To the rear of the property, accessed through a private timber gate, is a private tarmac driveway with ample parking for multiple vehicles. There is a lovely southerly facing lawn area with mature planted flower beds and two paved seating areas. Breath-taking views over open countryside. Useful stone built store.

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

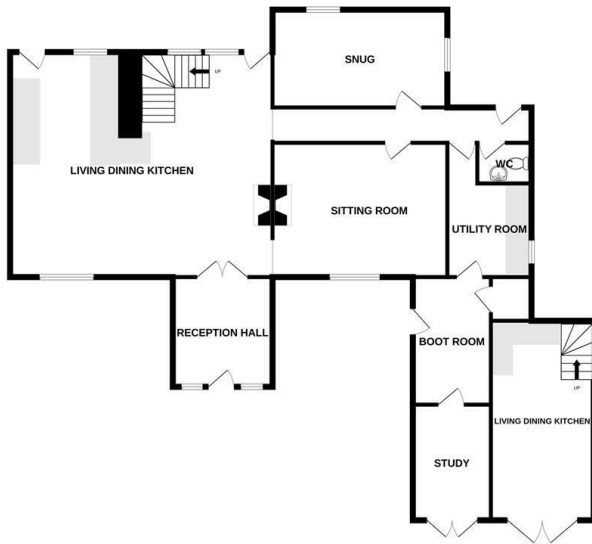
Viewings

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





GROUND FLOOR



1ST FLOOR

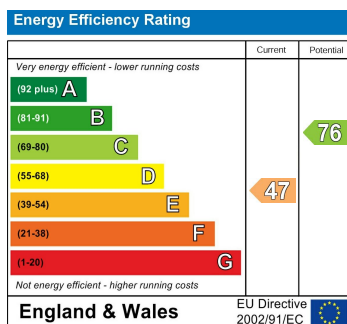


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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