



**Thirlby House, Stirton**  
£1,700,000





# Thorlby House

## Stirton, Skipton

### BD23 3LQ

A BEAUTIFULLY POSITIONED AND OUTSTANDING FIVE BEDROOM GEORGIAN GRADE II LISTED MANOR HOUSE ON THE OUTSKIRTS OF SKIPTON. STEEPED IN HISTORY WITH PERIOD FEATURES IN ABUNDANCE AND SAT IN APPROXIMATELY 4 ACRES, WITH EXCEPTIONAL LANDSCAPED GARDENS, DETACHED DOUBLE GARAGE AND STUNNING VIEWS.

Thorlby House is a substantial manor residence with the original central part of the house dating back to the late 17th Century. With alterations to the 18th Century wing were made around 1850 with an entrance block to the right and then in approximately 1910 two bay windows were fitted to the ground floor.

A beautiful old door connects the old part to the new, in the place of the original front door, it has over 100 bottle glass panes and is surrounded by a moulding with Yorkshire roses. A grand sweeping staircase is set into a circular wall making it lovely and light. Both of these features are listed also so cannot be removed.



Situated just over a mile from Skipton, Stirton is an idyllic hamlet enjoying a rural tranquillity, yet is easily accessible for town by car or foot. Known as the 'Gateway to the Dales', Skipton sits on the edge of the stunning Yorkshire Dales National Park, with a colourful street market four days a week on the cobbled setts, along with a wide choice of shops, restaurants and public houses. The Leeds-Liverpool Canal runs through the town with its pretty towpath walks and for families there is an excellent choice of schooling at both Primary and Secondary level. Small wonder that in 2014 Skipton was voted by The Sunday Times as the best place to live in Britain, receiving commendations for its "ideal combination of low crime rates, top-class schools and great transport links".

Packed full of period features with wonderful ornate ceiling covings, mouldings and roses, Thorlby House benefits from oil fired central with many original sash windows and is described in brief below using approximate room sizes:-

**ENTRANCE HALL** 20' 02" x 12' 07" (6.15m x 3.84m) A grand and opulent entrance hall really sets the tone for this wonderful home. With majestic high ceilings, ornate coving and ceiling carvings. Wonderful parquet flooring, marble fireplace, inset and hearth with log burning stove. Fabulous large arch windows with shutters making it lovely and light and door to the Drawing Room and Grade II listed double doors to inner hall way with feature glass. Two Victorian styled radiators.

**DRAWING ROOM** 27' 04" x 19' 08" (8.33m x 5.99m) Dominated by a huge bay window and beautiful ceiling rose, carvings and coving is this most stunning Drawing Room with a built in floor to ceiling library, solid wood flooring and half panelled walls. Two further windows to the sides make this room full of natural light and a wood burning stove with fireplace and tiled inset. Three radiators.

**INNER HALLWAY** 17' 11" x 14' 03" (5.46m x 4.34m) Probably the most stunning sweeping staircase you will ever see, also Grade II listed, is the main feature for this Inner Hallway. A large arch window taking you up to the first floor again letting the light flood through. Parque flooring following through and a large radiator.

**STUDY** 19' 11" x 11' 05" (6.07m x 3.48m) Full length bay window with shutters and wonderful coving to the ceiling and around the door. This room is a great space for a home office with wonderful views over the gardens. Fireplace with open fire and tiled inset and hearth and a radiator.

**DINING ROOM** A superior dining room with high ceilings, beautiful coving and large bay window with window seat to take in the wonderful views. Solid wood flooring, feature fireplace with marble inset, hearth and stove. Two radiators with covers.

**CLOAKROOM & W.C.** A large cloakroom full of period features also with parquet flooring and double basin vanity unit with plenty of storage. A large frosted window with window seat with a radiator and cover. A good sized coat cupboard. Low level WC with panelled walls and a handy book shelf, frosted window and a tiled floor.

**INNER HALLWAY** With parquet flooring and a Victorian styled radiator, door to side garden and door to secret staircase with it's own inner hall with radiator. Door to boot room.

**BOOT ROOM** 10' 04" x 9' 10" (3.15m x 3m) A fantastically useful space to come in with muddy boots and dogs with Travertine tiled flooring. Large built in cupboards, panelled walls and windows with shutters. High ceilings and coving throughout and a radiator.

**UTILITY ROOM** 12' 06" x 7' 04" (3.81m x 2.24m) Fitted with wall and base units and complimentary work tops, with space washing machine and dryer. Stainless steel sink and radiator. Large window overlooking the courtyard and rear door. Access to roof space.

**MORNING ROOM** 18' 04" x 16' 04" (5.59m x 4.98m) A wonderfully warm and inviting room with parquet flooring, large picture windows and door leading to the front terrace. A marble fireplace and inset and hearth with multi fuel stove making it a lovely cosy room. An ornate Victorian style radiator and downlights.

**KITCHEN/BREAKFAST ROOM** This really is the heart of this beautiful home with this country cottage feel kitchen. Contemporary wood wall and base units with a granite work top. Built in larder cupboards with large fridge freezer and a Falcon range with electric hob and extractor hood. Stainless steel sink with mixer tap and integrated dishwasher and wine rack. A fitted display and storage unit and large high gloss finish floor tiles. Built in seating area, with windows and door leading to the rear courtyard.

A fabulous central island providing further storage drawers and built in microwave and a fantastic breakfast bar perfect for entertaining. To the front are two fabulous large picture windows overlooking the gardens.

## FIRST FLOOR

**LANDING** Alighting the sweeping staircase to the light and spacious landing area with feature arch window. Stairs to the Master suite and family bathroom. Radiator with cover. Access to the boarded roof space.

**MASTER SUITE BEDROOM** 20' 03" x 16' 11" (6.17m x 5.16m) Max A superior master bedroom with super generous proportions with a large bay window with shutters and wonderful high ceilings and coving. Another large picture window to the side giving panoramic garden views and two radiators with covers.

**DRESSING ROOM** 13' 11" x 10' 06" (4.24m x 3.2m) A perfectly fitted out dressing room with plenty of built in wardrobes and space for a dressing table. Lots of period coving throughout and wall panelling, large window overlooking the grounds and a Victorian style radiator.

**EN SUITE** 12' 07" x 10' 07" (3.84m x 3.23m) A fabulously spacious en-suite 4 piece bathroom in white consisting of a free standing roll top bath with shower hose, walk in shower with contemporary tiling with rainfall shower and hose, low level WC and ornate hand basin unit. Two windows with shutters, half panelled walls and solid wood flooring.

**HOUSE BATHROOM** 9' x 7' 6" (2.74m x 2.29m) A spacious family three piece bathroom in white consisting of a panelled bath with shower over, hand basin vanity unit with great storage and a low level WC. Coving to the ceiling and windows keep the period features throughout whilst contemporary wall tiling and Travertine floor tiles give it a modern feel.

Two windows and handy alcove shelving and a chrome heated towel rail. Built in cupboard with hot water cylinder.







**BEDROOM FOUR** 16' 11" x 11' 09" (5.16m x 3.58m) A wonderful bedroom of great proportions and a window overlooking the beautiful gardens with shutters. Great built in cupboards with a dressing table area. Stunning views. Radiator.

**BEDROOM THREE** 16' 08" x 16' 05" (5.08m x 5m) Another wonderful double bedroom fit for a princess! With two large windows overlooking the gardens with fabulous views with shutters and again fitted furniture with dressing table and desk spaces. Lovely high ceilings and two radiators.

**BEDROOM TWO** 18' 04" x 16' 04" (5.59m x 4.98m) A wonderfully huge double bedroom with a double window again overlooking the gardens with shutters. Really useful built in storage with dressing area and desk space. Radiator.

**LANDING** A small landing area leading from the secret staircase with access to bedroom five and the family bathroom.

**FAMILY BATHROOM** 14' 10" x 10' 09" (4.52m x 3.28m) A generous sized luxury four piece family bathroom in white with a walk in shower, panelled bath with shower hose, low level WC and hand basin. Contemporary wall and floor tiles and built in storage unit. Frosted window to the rear and side and a radiator.

**BEDROOM FIVE** The only bedroom to the rear of the property with window overlooking the courtyard. A double bedroom with storage and a radiator.

#### OUTSIDE

**THE ANNEXE** 16' 10" x 11' 05" (5.13m x 3.48m) A fantastic addition to the property is this purpose built Annexe that could be easily converted into a more substantial dwelling subject to the relevant planning permissions.

Currently being used as a gym area and studio. With a built in sleeping area, mezzanine galleried seating area and lower level studio/sitting room. A wonderfully light space with double doors leading to a private paved seating area and feature tall window. An en-suite shower room with low level WC and hand basin. Tiled floors and part tiled walls.

Plenty of storage with built in cupboards this annexe offers so much potential and versatility.

**GARDENS** Sitting in approximately 4 acres this property boasts the most delightful extensive manicured gardens with substantial large tiered lawned areas to the front with established rockeries, flower beds and pond.

Lovely terraced seating areas incorporating a south facing veranda with Corinthian columns, perfect for BBQ's and entertaining and enjoying the most amazing views on offer.

To the side and rear of the property is a further courtyard and vegetable patches, double gates next to the annexe allowing potential private access for the annexe. Housing for the oil tank.

**GARAGE AND PARKING** From the extensive long driveway is the large detached garage with stables and games room, and a separate oak car port and log store. On the left of the approach is this purpose built garage block with garaging for four cars, two stables and a games room perfect for teenage parties or man cave/studio.

Further parking can be found to the side of the property with parking for approximately six cars.

Above this area is a further raised lawned area that could make a perfect tennis court. This space does shelter the house from the approach to the property keeping it very private.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

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**COUNCIL TAX** This property is in Council Tax Band E. For further details please visit the Craven District Council website.

**VIEWING ARRANGEMENTS** We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office.

**DIRECTIONS** From the High Street to the Castle roundabout and take the 1st exit onto Mill Bridge/B6265, following the B6265 then take a slight left onto Raikes Road. Continue on to White Hills Lane and then take the first right on to Bog Lane and then the immediate left fork on to Thorby House.





GROUND FLOOR



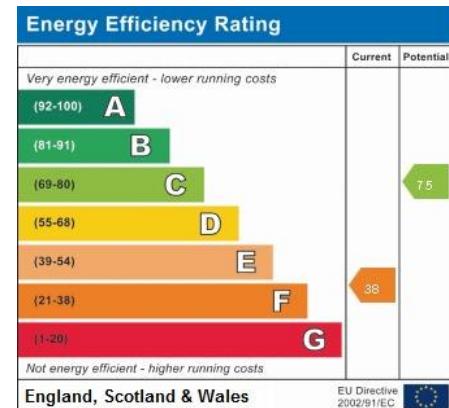
FIRST FLOOR

### THORLBY HOUSE

This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 770210)



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