



CROWN SPINDLE MILL, SKIPTON BD23

£1,500,000

NORTH  
RESIDENTIAL







# Impressive converted mill house in the heart of the Yorkshire Dales.

Nestled in a picturesque valley, in the heart of the Yorkshire Dales, Crown Spindle Mill boasts a prime location with breath taking views of the surrounding countryside. This superb 18th century former cotton mill was originally converted in 1975, having fallen into disrepair in the 1960's after being used for packing cotton and tobacco during the second world war.

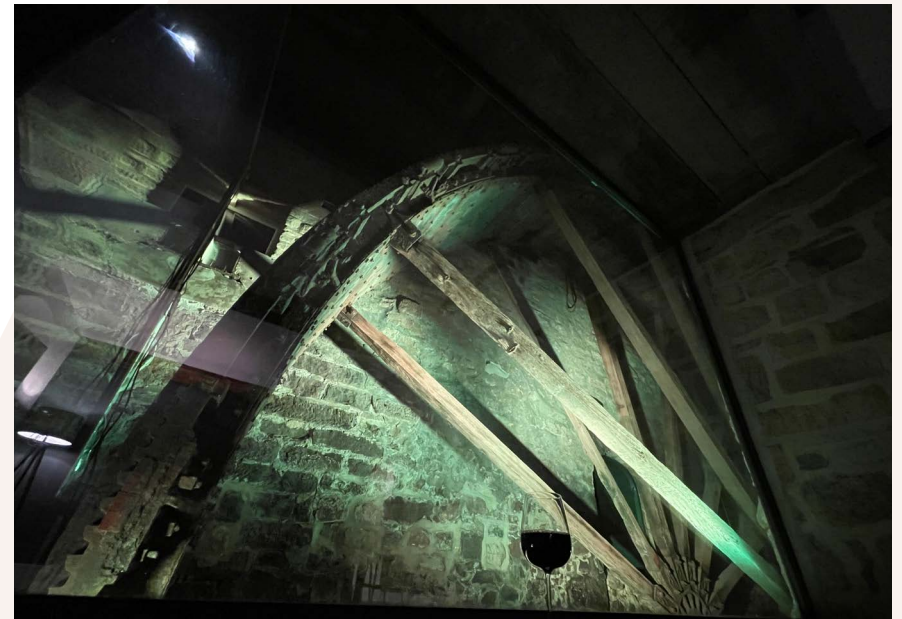
More recently the mill and various buildings associated with it have undergone a substantial and meticulous programme of restoration and renovation works to create a thoroughly modern family home with excellent eco credentials, which still manages to retain the property's original integrity and striking period features, including the impressive water wheel.

Ideally suited to multi-generational living, the vendors have created an impressive two bedroom, two bathroom apartment within the main residence which benefits from it's own private entrance but seamless flows into the main accommodation if required. The property also features a beautiful holiday suite - The Engine House, which has been created over three floors. Both are currently run as successful holiday lets.

The property benefits from three air source heat pumps, fully insulated walls and floors and scope to run hydro driven power from the beck running underneath the mill.



<b>Tenure</b> Freehold	<b>Local Authority</b> North Yorkshire	<b>Council Tax Band</b> Band G & D	<b>EPC Rating</b> C & D
---------------------------	---	---------------------------------------	----------------------------



# Accommodation

The main residence extends to just over 4,400 square feet of accommodation, with large spacious rooms designed to emphasis the building's heritage. It is clear that a great deal of thought has gone into the layout and finish.

Upon entering the kitchen-dining room your eyes are immediately drawn to the spectacular glass encased mill wheel. The contemporary kitchen is equipped with high-end appliances, ample storage space, and a central island, perfect for entertaining guests. The kitchen area seamlessly flows into the dining room, creating a versatile space for both intimate gatherings and larger social events.

The spacious sitting room is flooded with light, thanks to the large glass wall, with windows looking out across the garden and a beautiful feature fireplace, this room is the ideal place to retreat to on an evening. Continuing through the ground floor there is a guest bedroom with en suite shower room and a study which could easily double as a further bedroom.

There's the added benefit of a stone flagged conservatory for which the vendors have had plans drawn up to convert into a garden room with terrace above serving the upstairs sitting room (plans available by request - computer generated image also available).

The first floor comprises of an impressive living room with a log burning stove and windows looking out over the gardens and open countryside beyond. A door leads on to the principal bedroom suite with dressing room and en suite bathroom.

The carefully integrated two bedroom, two bathroom Sunny Bank apartment also sits on the first floor, complete with a beautiful open plan kitchen-sitting room and its own private entrance.

The second floor accommodation features two generous bedrooms, both with en suite bath rooms, making ideal accommodation for guests or teenagers.





# Key Features

- An impressive conversion of with historic heritage renovated to exacting standards
- Ancillary accommodation including an integrated two bedroom apartment and separate one bedroom cottage
- Plans approved for garden room with terrace above
- Large driveway with parking for several cars
- Well placed to enjoy the Yorkshire Dales National Park
- Secluded position with views of Embsay Crag





# Outside

The property sits in a discrete position, approached by a private driveway leading to off street parking for several cars. The house looks out onto a beautiful walled garden, planted with well-stocked borders and a large patio, perfect for al-fresco dining.

The garden leads down to a circular seating area with central firepit with views down to the river below. At the end of the garden is an impressive stone chimney, part of the original mill.





## Location

Although Crown Spindle Mill enjoys an idyllic and secluded location, the property is less than a mile from the popular village of Embsay. The village is served by an array of local amenities, including a highly regarded primary school, a Church, a shop/sub post office, two public houses, a village hall hosting numerous community events, sports clubs, a regular bus service and the Embsay Heritage steam railway line.

The historic market town of Skipton, known as the 'Gateway to the Dales', is less than two miles away providing extensive shops, amenities, and services together with excellent secondary schooling. The business centres of West Yorkshire and East Lancashire are also within comfortable daily commuting distance.



## Services

The property is connected to mains water and electricity.

## Directions - BD23 6PR

Heading along the A59 between Bolton Abbey and Skipton, take the turning signposted Embsay and Billy Bob's Parlour onto Low Lane. Continue along Low Lane as it becomes Main Street towards Embsay village taking an eventual right turning onto Pasture Road by The Elm Tree Inn. Proceed along Pasture Road heading towards Embsay Reservoir where the driveway to Crown Spindle Mill will be found on the right-hand side after approximately half a mile.

what3words.com location: ///happen.skill.keyboards





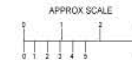






This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

Crown Spindle Mill, Pasture Road, Emsay, BD23 6PR



APPROXIMATE GROSS INTERNAL AREA  
5177 sq ft - 481 sq m

**PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at [www.northresidential.co.uk](http://www.northresidential.co.uk).

Particulars dated January 2024. Photographs and videos dated 2023 and January 2024.

North Residential is the trading name of North Residential Estate Agents Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.





NORTH  
RESIDENTIAL

