



**THE TREES, 3 MAYPOLE GREEN, LONG PRESTON**  
**£475,000**





# THE TREES, 3 MAYPOLE GREEN, LONG PRESTON, SKIPTON, BD23 4PJ

Fantastic, stone built and extended double fronted period property located in a stunning position within the centre of this popular Yorkshire Dales village overlooking the village green.

Substantial property offering spacious characterful accommodation laid over three floors plus cellars. Currently used as a three bedroom house but more bedrooms could easily be created if required.

Ground floor comprises side entrance to lounge, inner hallway with feature return staircase, large drawing room, study, WC/cloakroom, and superb rear kitchen extension.

First floor, wide landing with master bedroom off which could be split, second bedroom, house bathroom and laundry room.

Second floor, attic, third bedroom with ensuite shower room.

Lower ground floor, vaulted cellar.

Outside, unrestricted street parking, enclosed walled rear garden.

The property has many interesting, period features evident throughout such as sash windows to the front with shutters, vaulted cellars, and feature staircase.

Gas fired central heating and secondary glazed and double glazed windows are installed.

Superb family home in an enviable position, well worthy of internal and external inspection to fully appreciate.

Long Preston is a village situated within scenic countryside located approximately 4 miles from the market town of Settle and 16 miles from Skipton. The village has local amenities such as village shop, public house, village hall, church, railway station and a regular bus service.

## ACCOMMODATION COMPRISES:

### Ground Floor

Dining Hall, Cloakroom, Drawing Room, Study, Kitchen.

### Lower Ground Floor

Cellars

### First Floor

Landing, 2 Bedrooms, House Bathroom, Laundry Room.

### Second Floor

Attic Bedroom, Shower Room.

### Outside

Fore Garden, Unrestricted Street Parking, Walled Rear Garden, Stone Outbuildings.

## ACCOMMODATION:





## GROUND FLOOR:

### Dining Hall:

15'1" x 15'5" (4.60 x 4.70) plus 5'6" x 15'0" (1.68 x 4.57)

Side external entrance door part glazed, spacious dining hall with feature return staircase to the first floor, access to the drawing room, open access to the kitchen, study off, two radiators, WC/Cloakroom off, shelved alcove with cupboard under, bookcase/cupboard.



### Cloakroom:

7'0" x 4'0" (2.13 x 1.22)

WC, wash hand basin, radiator.

### Drawing Room:

15'2" x 22'9" (4.62 x 6.93)

Very large grand room, central external entrance door, inner door, two large single glazed windows with window shutters plus secondary glazing, coved ceiling, feature fireplace with gas fire, wood surround and cast iron inset, alcoves with shelving and cupboards, two radiators, coved ceiling.



### Study:

Gas fire within feature fireplace, secondary glazed window, cupboard, radiator, coved ceiling.





## **Kitchen:**

14'6" x 11'1" (4.42 x 3.38)

Extension to the rear, superb room with open ceiling with Velux plus rooflights, extensive range of modern kitchen base units with complementary worksurfaces, gas cream AGA, tiled splash back, electric oven/microwave, wall units, 1½ bowl sink with mixer taps, double glazed window with aspects over the garden, side window, double glazed doors with access to the rear garden, built in dishwasher, built in fridge and built in freezer.



## **LOWER GROUND FLOOR:**

### **Cellars:**

9'5" x 15'2" (2.87 x 4.62)

plus 21'0" x 3'0" (6.40 x 0.91)

Lobby off the kitchen, doored access to cellar, stone steps down, passage, vaulted cellar with slate shelves, flagged floor.



## **FIRST FLOOR:**

### **Landing/Staircase:**

6'8" x 21'6" (2.03 x 6.55)

Spacious and wide landing with access to two large bedrooms, large bathroom, laundry room, doored access to the attic, single glazed arched windows off ½ landing, two radiators.





### Bedroom 1:

22'9" x 15'1" (6.93 x 4.60)

Very large room would split into two, two secondary glazed sash windows with aspects over the green, built in wardrobes, shelved access, radiator, coved ceiling.



### Bedroom 2:

15'2" x 9'9" (4.62 x 2.97)

Secondary glazed sash window with aspects over the rear garden, radiator, pedestal wash hand basin, coved ceiling, shelved/doorsed cupboard.



### Laundry Room:

8'0" x 8'0" (2.44 x 2.44)

Worksurfaces, plumbing for washer, space for dryer, gas fired central heating boiler, shelving, cylinder cupboard with factory insulated cylinder.



### Bathroom:

15'1" x 8'0" (4.60 x 2.44)

5 piece bathroom suite comprising bath, shower enclosure with shower off the system, WC, bidet, pedestal wash hand basin, coved ceiling, recessed spotlights, cupboard, and shelving.





## SECOND FLOOR:

### Attic Room/ Bedroom 3:

23'2" x 17'3" (7.06 x 5.26) to face of wardrobe

Very large room with exposed roof trusses, two Velux rooflights, double glazed gable window, two radiators, eaves storage plus large double doored cupboards.



### Shower Room:

Shower enclosure with shower off the system, pedestal wash hand basin, WC with high cistern, Velux rooflight, second boiler in cupboard.



## OUTSIDE:

### Gardens:

Walled fore garden, fantastic walled garden to the rear with lawn, flower beds, patio area, gated access with pedestrian access across the rear of adjoining property.



**Small Stone Outbuilding:**

5'0" x 5'4" (1.52 x 1.62)

**Second Stone Outbuilding:**

12'0" x 12'6" (3.66 x 3.81)

**NB:**

There is a pedestrian right of way to the rear of the property through the garden of the adjoining cottage.

**Directions:**

Enter Long Preston from Settle on the A65, in the centre turn left at the Maypole, The Trees is on the left hand side, a for sale board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

All mains services are connected to the property.  
Long Preston has a private water supply.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

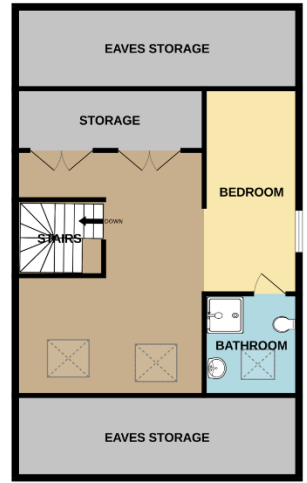
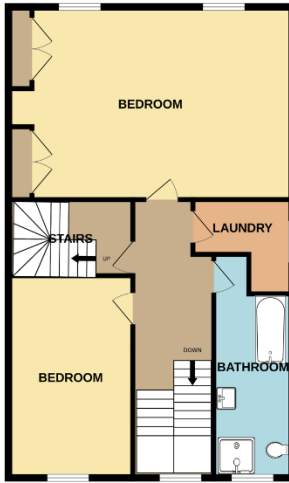
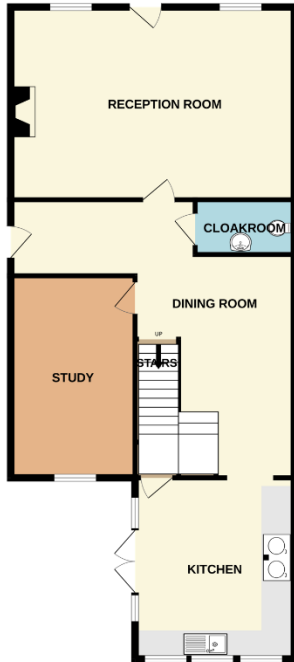
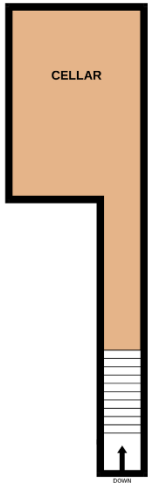


**Local Authority:**  
 North Yorkshire Council  
 1 Belle Vue Square  
 Broughton Road  
 SKIPTON  
 North Yorkshire  
 BD23 1FJ

Council Tax Band 'E'

3 Maypole Green Long Preston SKIPTON BD23 4PJ		Energy rating <b>E</b>
Valid until <b>6 May 2034</b>	Certificate number <b>2700-0736-0422-5306-3543</b>	

BASEMENT 288 sq.ft. (26.7 sq.m.) approx. GROUND FLOOR 1011 sq.ft. (93.9 sq.m.) approx. 1ST FLOOR 836 sq.ft. (77.7 sq.m.) approx. 2ND FLOOR 838 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 2921 sq.ft. (271.4 sq.m.) approx.

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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