



Woodlands, Appletreewick, Skipton BD23 6DA



Woodlands

Appletreewick,
Skipton BD23 6DA

Guide Price: £495,000

- Truly unique property
- Comfortable Four Bedroom Residence
- Double Garage
- 1.80 Acre Nature Reserve
- Popular Village Location
- Ideal "Escape" Property

An attractive two storey residence with Double Garage and 1.80 acre Nature Reserve offering approximate gross internal area of 1,588 square feet (147.5 square metres) briefly comprising:

Sitting Room · Dining Room · Kitchen · Rear Entrance Porch · Bedroom with En-suite Shower Room · Bedroom with En-suite · Cloakroom · Bedroom 3 · Bedroom 4 · Family Bathroom · Attached Double Garage · Driveway & Parking · Gardens to Front and Rear · 1.80 Acre Nature Reserve



Skipton: approx. 6 miles Grassington : approx. 5 miles Harrogate: approx. 22 miles Leeds: approx. 33 miles

DESCRIPTION

How often do you hear ‘a truly unique property’? Well this one is! Situated in the popular village of Appletreewick, nestling in the Yorkshire Dales National Park offering attractive stone built four bedroomed accommodation with the benefit of attached double garaging, parking for a number of vehicles and its own 1.80 acre nature reserve. The last owners ran a successful bike livery and subject to planning the property surely offers a lifestyle opportunity.

An inspection is a must to appreciate the unique package on offer, village life, two public houses and a chance to escape into the quietness of your very own nature reserve and enjoy all the Yorkshire Dales National Park has to offer.

LOCATION

Situated in the popular Dales village of Appletreewick approximately 2 miles from Burnsall, 5 miles from Bolton Abbey, 5 miles from Grassington and the market town of Skipton is approximately 6 miles distance offering the usual array of facilities and amenities.

TENURE

The property is held freehold with vacant possession. No onward chain.

LOCAL OCCUPANCY RESTRICTION

A copy of the Section 106 Local Occupancy Planning Agreement for the house and nature reserve is available upon request.

COUNCIL TAX

Band D.

DIRECTIONS

On entering the village of Appletreewick the property is situated to the rear of the New Inn. A ‘For Sale’ board has been erected.

VIEWING

Strictly by appointment with the Sole Selling Agents.

Interested parties view entirely at their own risk.

Details Prepared: August 2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		





FLOOR PLAN

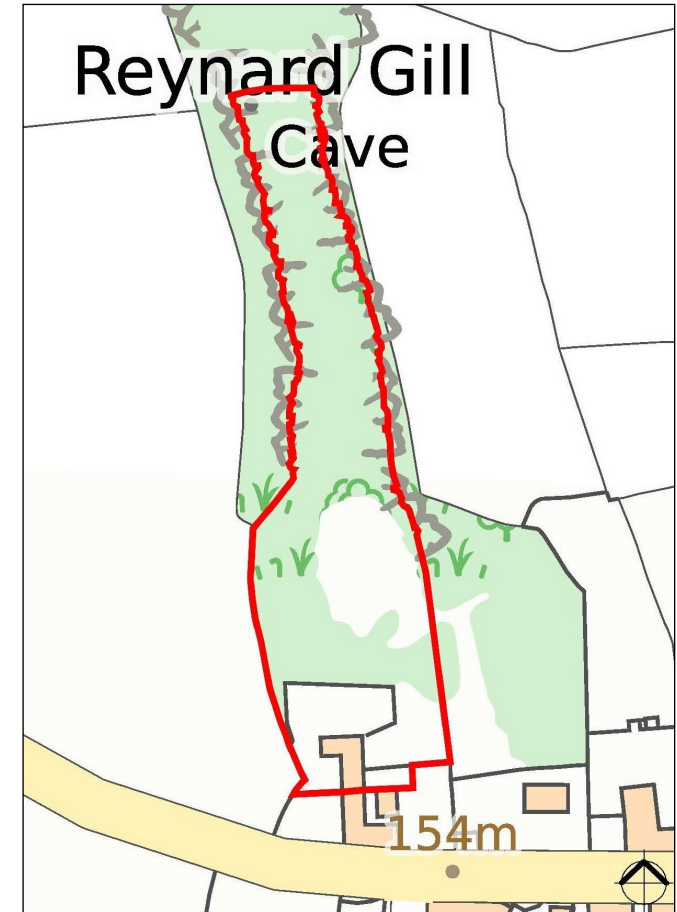
Ground Floor



First Floor



SITE PLAN



Not to scale—For identification purposes only



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