COACH HOUSE BARN, HORTON-IN-CRAVEN, SKIPTON, NORTH YORKSHIRE

A STUNNING FAMILY HOME FINISHED TO A HIGH STANDARD THAT OFFERS 4 DOUBLE BEDROOMS, 4 BATHROOMS, GARDEN AND A 0.65 ACRE PADDOCK ALL WITH OPEN COUNTRYSIDE VIEWS.

Situation
Coach House Barn is located in Horton-in-Craven, a small hamlet surrounded by open countryside only 2 miles (approximately) from Gisburn which has a range of amenities such as a village shop, public house, restaurants, a delicatessen, petrol station and primary school to name just a few. Coach House Barn is ideally located for the commuter and families alike as it’s positioned between Skipton and Clitheroe so accessible to main line train stations to Manchester, Leeds and London. At both Clitheroe and Skipton there are well regarded grammar schools not to mention the property is in the catchment area of Bowland High School.

Description
Coach House Barn was developed into a family residence back in 2002. The fit and finish has been undertaken to a high level and would never fail to impress. Upon entering the property, the quality is immediately apparent from the internal oak doors, oak staircase and particularly the flagstone floors which benefit from underfloor heating, A stunning large living dining kitchen serves as the heart of the home with a bespoke handmade kitchen with an integrated Esse cooker along with a dining area and living space with a separate utility room to one side. This is a great spot for entertaining and also family gatherings. To the other side of the hall is the formal living room with oak flooring and impressive exposed stone fireplace, this room also has doors leading out onto the patio. Both rooms have dual aspects so thereby making them bright and airy, unlike many conversions. There is also a study and cloakroom on the ground floor.

To the first floor is a large master bedroom with dressing room and en-suite, a further double guest room also with en-suite and a third double bedroom, house bathroom and library/study area.

To the second floor there is a large double bedroom with an en-suite shower room and built in wardrobe, which also provides access to eaves storage.

Externally
Coach House Barn is approached by a sweeping gravel driveway leading to the rear of the house where there is ample private parking along with a carport and two garden stores. Beyond here and to the rear of the house is a mature garden with a patio area, being an ideal spot to enjoy the evening sun.

Land
Coach House Barn has the added benefit of a 0.65 acre paddock to the rear of the property.

Please refer to the attached site plan

General Information
Services
Mains electricity, water with shared private drainage and oil fired central heating. Broadband can be provided at the property.

Tenure
Freehold with vacant possession upon legal completion.

Method of Sale
Private Treaty.

Asking Price
£599,950

Post Code
BD23 3JT

Viewing
Strictly by appointment only with the sole selling agents Savills Clitheroe

Date of Information
Photographs taken – September 2015
Particulars prepared – September 2015
Coach House Barn

Approximate Gross Internal Area: 254.07 sq m / 2734.78 sq ft
Store Area: 7.63 sq m / 82.12 sq ft
Total: 261.7 sq m / 2816.91 sq ft
Paddock
Area: 0.65 Acres (0.26 Hectares)
Total
Area: 0.96 Acres (0.39 Hectares)