



**The Paddock, Carr Head Lane, Cowling**  
**£1,300,000**





# The Paddock

## Carr Head Lane West Yorkshire BD22 0LD

SET IN THE GROUNDS OF THE FORMER CARR HEAD HALL ESTATE IN A WALLED GARDEN STANDS THE EXCEPTIONAL PADDOCK. THIS TRULY UNIQUE NEWLY BUILT LUXURY RESIDENCE IS SET IN STUNNING GROUNDS. THIS RARE CRESCENT SHAPED DETACHED PROPERTY GIVES SPACIOUS MODERN FAMILY LIVING AND ALL GROUND FLOOR ROOMS ENJOY PANORAMIC VIEWS OF THE GROUNDS AND STUNNING VIEWS. OFFERED TO THE MARKET WITH NO FORWARD CHAIN.

The property is of some 4900 square feet and boasts three curvaceous double bedrooms, an exquisite master suite with a dressing room and en-suite, all overlooking the generous garden. With a super cool basement consisting of a gym, games room and a magnificent cinema room. also in the grounds is the Folly Home Office/Library which is equipped with underfloor heating and internet ready.



Situated approximately 8 miles from Skipton and with a population of around 2,000, Cowling grew as a village in the 1800's and is today a popular place to live for both young and old, bordering impressive moorland and beautiful open countryside, as well as being placed for the commuter wishing to access either West Yorkshire or East Lancashire commercial centres. Trains to Bradford, Leeds and London Kings Cross are available from both Cononley Station (approximately 4 miles away) and Steeton/Silsden Station (approximately 5 miles away). Within Cowling village itself there are a number of amenities including a local shop, a restaurant, a public house, a pre-school based at the village hall and a primary school, with the well-respected South Craven Secondary School at nearby Crosshills (approximately 3 miles away).

The history of Carr Head Hall dates back to the late 17th century and for many years the estate was in the hands of the Wainman family until being broken up in 1923. The principle land holding around the house survived intact until the late 20th century and since then the immediate grounds and outbuildings surrounding the Hall have become an exclusive residential neighbourhood made up of a handful of properties.

The property is built using Natural Yorkshire stone with Cedar Cladding Anthracite zinc roof. The windows and doors are powder coated aluminium. Natural stone flags have been used for the patio areas. Under floor heating throughout. Control4 Smart Home wiring system. The purchaser will have a choice of floorings, kitchens, bathrooms and internal décor etc within a set allowance. The accommodation with DOUBLE GLAZING and under floor heating throughout with approximate room sizes, comprises:

## GROUND FLOOR

**ENTRANCE HALL** A large and spacious entrance hall welcomes you into this delightful property with light drops situated to bring maximum light in. Giving access to all ground floor rooms and stairs to the lower ground floor.

**KITCHEN/DINING/LIVING ROOM** 41' 02" x 27' 06" (12.55m x 8.38m) Wow this room is "Grand Designs" all over. The bank of BI Fold doors and windows to the rear make this space not only spacious but light and airy too. The modern open plan living gives the family chance to enjoy both inside and outside space together. The space will allow for a fully fitted kitchen with Island, dining area and lounge space with log burning stove all looking out into the glorious grounds.

**MASTER SUITE** 29' 08" x 23' 09" (9.04m x 7.24m) Located at the far end of the property this Master Suite boasts luxury, space and peace along with stunning views. It enjoys it's own tucked away dressing area with space for wardrobes, dressing tables and storage allowing the bedroom area to be unencumbered with clutter. It enjoys a stunning en-suite wet room with space for double sink vanity unity. Again the Master Suite benefits from sliding doors bringing the outside in.

**BEDROOM TWO** 12' 10" x 12' 09" (3.91m x 3.89m) A delightful double bedroom with BI Fold doors leading to the garden. Enjoying stunning views. With En-suite shower room.

**EN SUITE SHOWER ROOM** Space for a beautifully designed bespoke shower room.

**BEDROOM THREE** 19' 05" x 11' 00" (5.92m x 3.35m) A double bedroom with ample space for study areas and sliding doors to the garden area.

**BEDROOM FOUR** 19' 05" x 11' 07" (5.92m x 3.53m) A beautiful double bedroom with lots of space to make it a childs perfect playroom again with sliding doors to the gardens.

**STORAGE** Leading from the hallway are two good sized built in storage areas.

**HOUSE BATHROOM** 18' 10" x 8' 02" (5.74m x 2.49m) Allowance to create a beautiful tiled bathroom with wet room shower, free standing bath, double vanity unity and low level W.C.

## LOWER GROUND FLOOR

**HALLWAY** With access to the gym, cinema room and games room. Quietly hidden away is the boiler room.

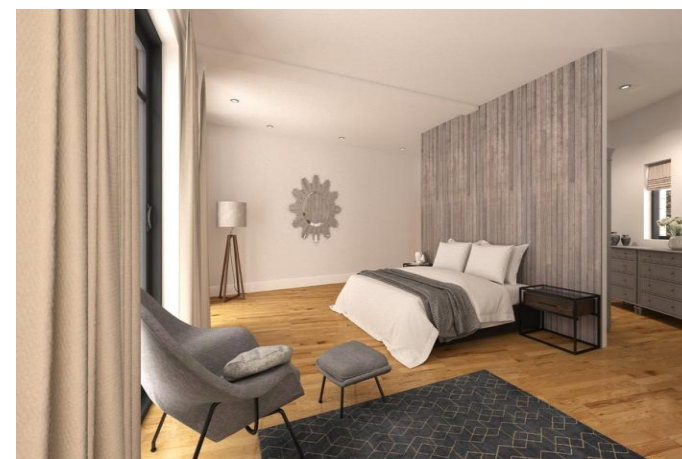
**GAMES ROOM** 29' 11" x 22' 06" (9.12m x 6.86m) Here is the opportunity to create the ultimate games/bar room. With space for seating, games tables and bar area.

**CINEMA ROOM** 22' 04" x 17' 03" (6.81m x 5.26m) A large room with built in sound and media systems perfect for family cinema nights

**HOME GYM** 16' 02" x 13' 09" (4.93m x 4.19m) State of the art gym room allowing all the family to keep in peak condition.

## BOILER ROOM

**THE FOLLY HOME OFFICE/LIBRARY** This stunning Folly is so versatile, home office, library, yoga room or teenage space with an impressive vaulted ceiling. Comprising Yorkshire stone flag floor with under floor heating, panelled walls and fully wired for WIFI broadband.





GROUND FLOOR PLAN



CINEMA ROOM

GAMES ROOM

BOILER ROOM

GYM

UP  
↓

**OUTSIDE** Directly in front of the property is an exquisite walled lawned garden area.

Feature viewing Tower.

Stunning views across the vista.

To the rear of the property is an Electric gated pebbled parking area for 5 cars with gate and steps leading to the property and quirky water features.

**SERVICES** Mains electricity is installed. Control4 Smart Home wiring system. The property has a shared bore hole water supply. Ground source heat pump for heating and hot water. Drainage is to a septic tank. Underfloor heating throughout. Costs for heating and hot water and estimated to be approximately £900 per annum.

**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.

**REFERRAL FEES** We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

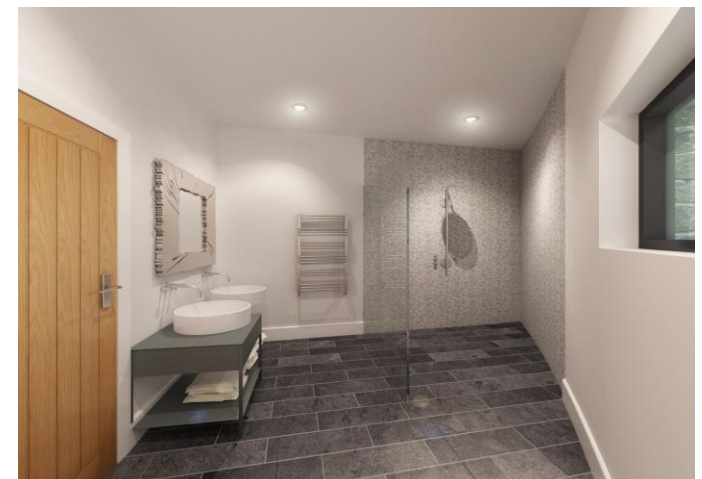
Mortgage Advice Bureau (MAB). We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Dale Eddison Ltd will receive a payment of £250 from MAB for recommending you to them.

**MONEY LAUNDERING REGULATIONS** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.


**COUNCIL TAX** 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. Our opening hours are:-  
Monday to Friday: 9.00am - 5.30pm  
Saturday: 9.00am - 4.00pm  
Sunday: 11.00am - 3.00pm

**DIRECTIONS** From the head of the Aire Valley Trunk Road proceed through Crosshills and Glusbum and turn right immediately after the Dog and Gun public house onto Carr Head Lane





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



**Dale  
Eddison**

 **SKIPTON OFFICE**

84 High Street

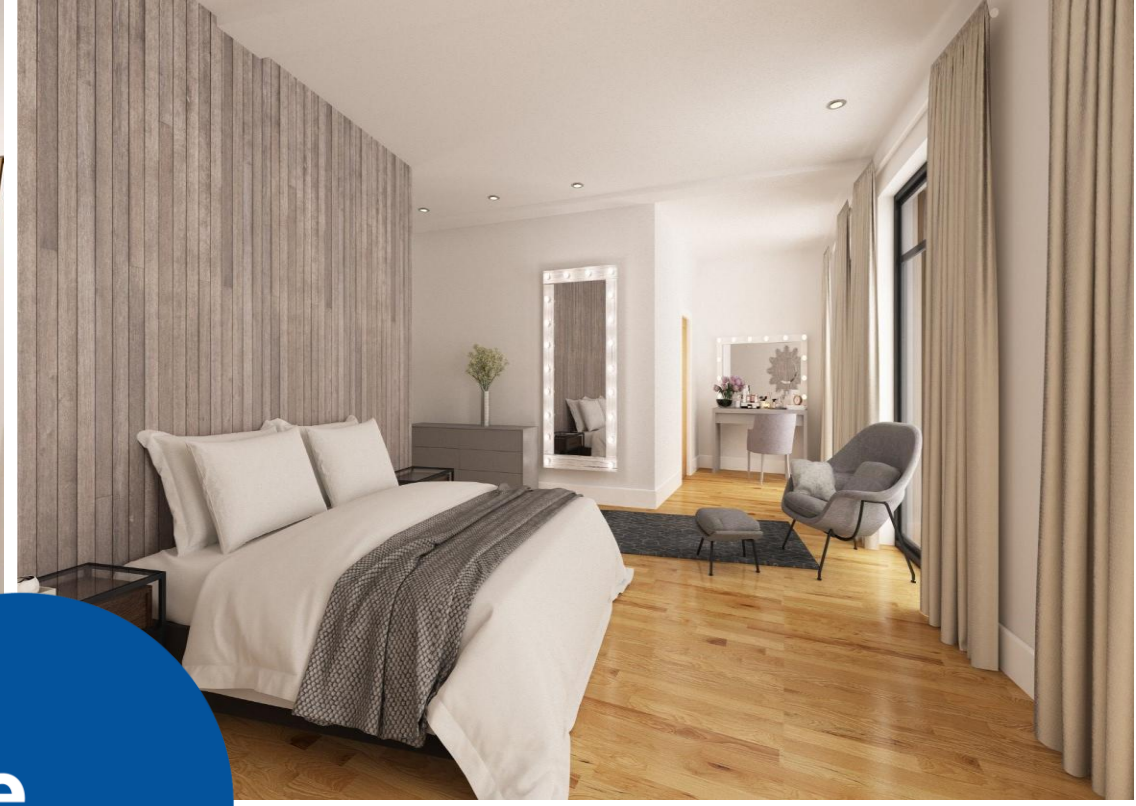
Skipton

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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