



# The Old Police House, Skipton

£540,000







# The Old Police House

## Skipton BD23 6LA

AN IDYLIC DETACHED FAMILY HOME IN THE BEAUTIFUL YORKSHIRE DALES, OFFERING FOUR GENEROUS BEDROOMS, WITH WELL APPOINTED ACCOMMODATION THROUGHOUT AND A BEAUTIFUL SOUTH FACING GARDEN AND FLAGGED SEATING AREA.

A beautiful detached home in the heart of Cracoe with wonderful far reaching views surrounding this home. Generous sized bedrooms and house bathroom and modern open plan family living and cosy snug. Benefitting from driveway parking and an ample amount of outside space that catches the sun creating an ideal seating area for those summer days.



The village of Cracoe is located approximately six miles north of the historic market town of Skipton and around three miles from the popular and picturesque village of Grassington. Whilst surrounded by beautiful countryside with rolling fields and moorland very typical of the Yorkshire Dales National Park, Cracoe nevertheless has a thriving community, with a well-regarded primary school, village hall, Devonshire Arms public house, farm shop and nursery centre. Secondary education is available at either the Upper Wharfedale School in Threshfield or in Skipton where there is a choice of selective or non-selective education with Emysted's Grammar School, Skipton Girls' High School and The Skipton Academy.



Situated in a wonderful location surrounded by countryside and far reaching views of the Dales, this home is presented to a high standard and offers plenty of features with a top floor master bedroom suite that benefits from dressing room and en-suite. With oil fired central heating and double glazed windows throughout, the property is described in brief below using approximate room sizes:-

## GROUND FLOOR

**ENTRANCE PORCH** An excellent boots and cloak space that is entered through a timber door and then allows access through into the home with internal door. Yorkshire stone flooring.

**HALLWAY** Entrance hallway leading to first floor, sitting room, downstairs WC and kitchen. Solid wood flooring that flows through.

**DOWNSTAIRS WC** 3' 03" x 3' 01" (0.99m x 0.94m) A white two piece suite comprising:- Low level WC; Hand basin. Tiled flooring. Window to the side.

**SITTING ROOM** 13' 03" x 10' 09" (4.04m x 3.28m) A spacious sitting room that is open to the dining area, with two double glazed windows to the front overlooking the front garden. Built in Chamwood multifuel stove. Radiators.

**DINING AREA** 21' 06" x 7' 11" (6.55m x 2.41m) The dining area connects the sitting room and kitchen with a wonderful flow leading from room to room. With large floor to ceiling windows that really open up the space to be light and airy and provide lovely views over the garden.

**KITCHEN** 20' 00" x 7' 09" (6.1m x 2.36m) A well appointed kitchen with fitted wall and base units with granite worktops. Integrated appliances comprise:- Caple range oven; Dishwasher; Microwave; Extractor hood; Instant boiling tap. Space for American style fridge freezer. Stainless steel sink drainer. Access to the rear garden out the timber door. Benefitting from underfloor heating and the travertine tiled flooring. Space and plumbing for washing machine, space and vent for dryer.

**SNUG** 11' 10" x 9' 04" (3.61m x 2.84m) With a large window overlooking the garden and a velux window. This room is ideal for cosy evenings. Solid wood flooring. Radiator.

## FIRST FLOOR

**LANDING** A light and spacious landing with built in storage cupboards and leads into the bedrooms and house bathroom.

**BEDROOM TWO** 14' 04" x 9' 10" (4.37m x 3m) Double bedroom with double glazed window overlooking the rear garden and lovely views. Solid wood flooring. Radiator.

**BEDROOM THREE** 12' 00" x 10' 09" (3.66m x 3.28m) Double bedroom with solid wood flooring and dual aspect windows with far reaching views over the Dales. Benefitting from built in storage cupboards. Radiator.

**BEDROOM FOUR/OFFICE** 8' 09" x 7' 09" (2.67m x 2.36m) Sharing the same views as bedroom two, this bedroom is an ideal home office or fourth bedroom. Radiator.

**BATHROOM** 13' 03" x 5' 05" (4.04m x 1.65m) Generously sized family bathroom with a three piece suite comprising:- Corner bath with shower over; Low level WC; Vanity unit with sink. Part tiled walls and tiled flooring. Extractor fan. Radiator.

## SECOND FLOOR

**LANDING** Leading to bedroom one and the dressing room this landing benefits from a large airing cupboard with plenty of room for further storage. Window over the stairs.

**DRESSING ROOM** 8' 05" x 8' 05" (2.57m x 2.57m) A versatile room that is currently used as a dressing room, with plenty of built in wardrobe space within the eaves. Velux window that lets the light flow into the room and a rear window that has far reaching views over the rear garden. Open plan to bedroom one.

**BEDROOM ONE** 10' 08" x 9' 03" (3.25m x 2.82m) Double bedroom with built in storage in the eaves and benefitting from a Velux window and with a lovely flow from the dressing room into the bedroom. Radiator.



**EN-SUITE** 5' 06" x 5' 00" (1.68m x 1.52m) Straight off the bedroom this en-suite offers a three piece suite comprising:- Low level WC; Hand basin; Step in shower cubicle. Velux window.

**OUTSIDE** The outside area is extensive with a full wrap around garden from front to rear. The front of the property offers a lawned area and plenty of flagged space for driveway parking with a wood gate keeping the access private and secure. To the rear is a beautifully presented South facing garden with a wonderful split between the flagged seating areas and the raised lawned space. With a dry stone and fence surround and well established hedges and shrubs. Delightful summer house.

**GARAGE** A detached garage with electric, power and housing the oil fired central heating system. Benefitting from an up and over door this garage is ideal for further storage and offers plenty of versatility for buyers.

**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.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you chose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017** 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. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

**COUNCIL TAX** This property is in Council Tax Band E. 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

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

**DIRECTIONS** On entering Cracoe from the direction of Skipton on the B6265 the property is located on the right hand side and will be identified by one of our 'For Sale' boards.

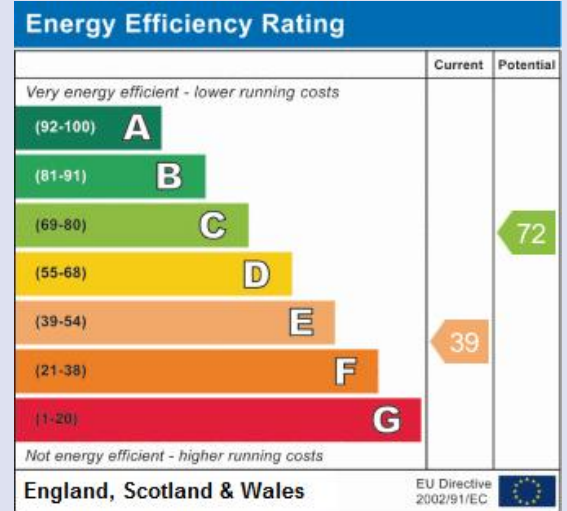






**THE OLD POLICE HOUSE**

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 692146)



**Dale Eddison**

**SKIPTON OFFICE**

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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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