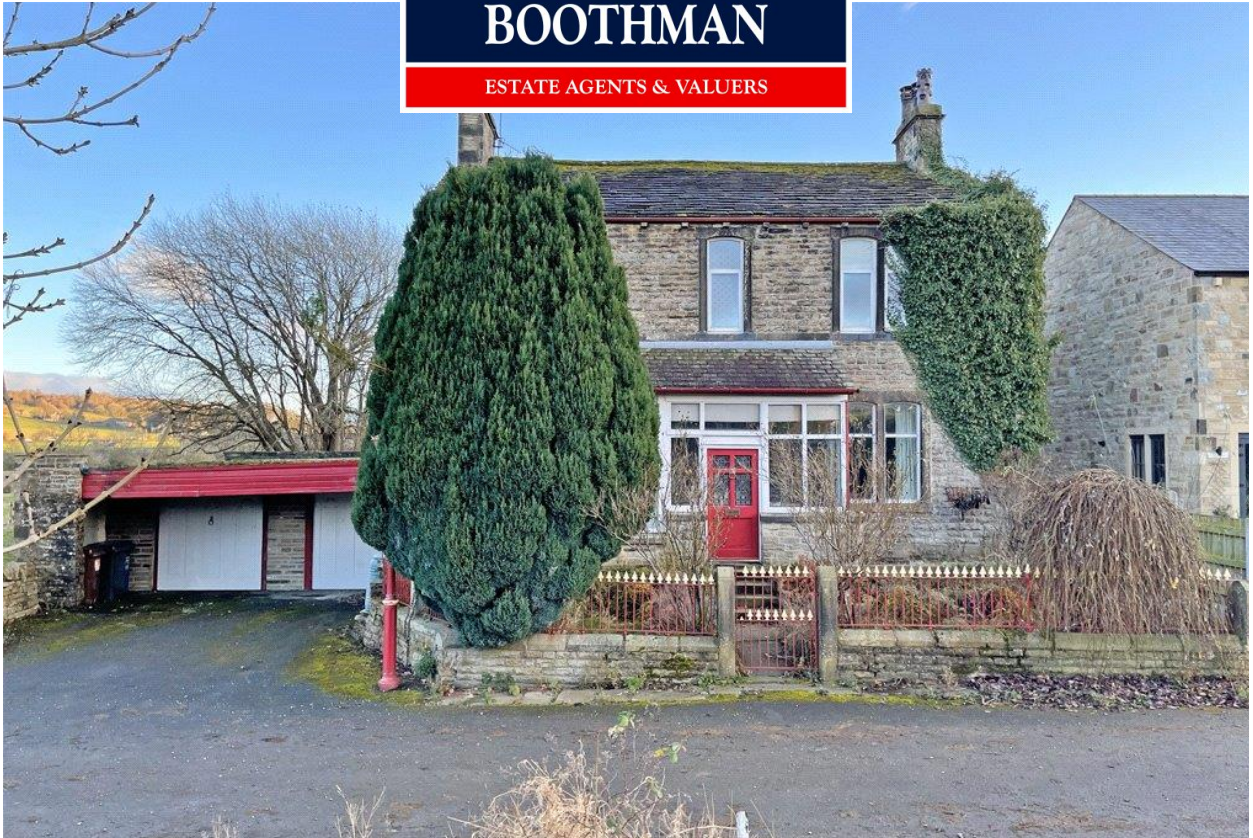


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Howefield, Moorfoot Lane, Cononley
BD20 8LX
Asking Price: £650,000



+ 4



+ 2



This individual detached stone built four bedroomed en-suite home enjoys an enviable private location, enjoying fine long distance views over fields into the countryside beyond together with the advantage of a private driveway leading



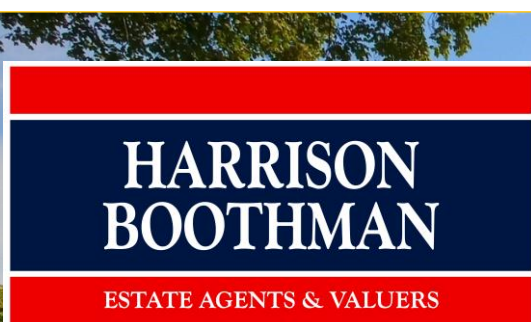
to a double garage with versatile games room to the rear. Howefield is highly recommended for internal inspection in order to be fully appreciated.

Including sealed unit double glazing, gas central heating and many period features, the property comprises in further detail:

An entrance porch, an entrance hallway, spacious living room, sitting room, dining room with patio doors leading to the lawned rear garden, fitted dining kitchen including a range of wall and base units, utility room and downstairs WC. Whilst on the first floor is a landing with feature stained glass arched window leading to four well planned bedrooms and house bathroom with the two largest bedrooms having an ensuite shower rooms and all enjoying fine long distance views over fields towards the moors beyond. To the front of the property is a private driveway leading to a double garage including a games room and a store room at the rear. There is also a further private pebbled parking area adjacent to the property and an enclosed front garden. The large rear garden includes a stone flagged patio together with a lawned area including a summerhouse.

The historic Horace Mill is ideally situated within this increasingly fashionable semi rural commuter village of Cononley being directly on the train route to Leeds, Bradford and Skipton with its wide range of shops and other amenities.

This traditional Yorkshire village is surrounded by beautiful open countryside and farmland and enjoys a very attractive village community, having a regular programme of local events including an annual gala, scarecrow festival, beer festival and duck race. The village offers a good range of local amenities including



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a well respected primary school, a nursery, sports clubs, a village hall and two public houses. The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance by car.

The nearby market town of Skipton is known as the 'Gateway to the Dales' and offers an extensive range of shops and other amenities including a High Street market four days a week.

Providing a rare and exciting opportunity with much to commend it the property comprises in further detail:

GROUND FLOOR

ENTRANCE PORCH

With timber glazed front entrance door. Sealed unit double glazing. Timber glazed stained glass internal door through to:

ENTRANCE HALL

With decorative tiled flooring. Central heating radiator. Staircase leading to the first floor. Ceiling coving. Dado rails.

LIVING ROOM

19'3" x 15'7" (maximum) With sealed unit double glazed windows. Central heating radiator. Ceiling coving. Picture rail. Ceiling rose. Feature stone fireplace with matching hearth.

SITTING ROOM

13'01" x 12'06" with sealed unit double glazed windows. central heating radiator. ceiling coving. Ceiling rose. Decorative timber fireplace with tiled interior and hearth.

DINING ROOM

15'02" x 14'08" with UPVC sealed unit double glazed patio doors leading to the rear garden. Central heating radiator. cast iron range fire. Door connecting to:

DINING KITCHEN

14'02" x 11'09" with a range of wall and base units with contrasting granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer unit. Two sealed unit double glazed windows. Two central heating radiators. Yorkshire stone flagged floor. Under stairs storage.

UTILITY ROOM

With base unit and contrasting granite effect worktop surfaces. Plumbing for automatic washing machine. UPVC sealed unit double glazing. Timber stable door leading to rear garden.

DOWNSTAIRS W/C

With two piece white suite incorporating low suite w/c and pedestal hand wash basin. UPVC sealed unit double glazing.

FIRST FLOOR

LANDING

With spindle balustrade. Stained glass arched window. Central heating radiator. Large built in storage cupboard. Loft access.

BEDROOM ONE

14'08" x 13' with sealed unit double glazing having fine long distance views over fields towards the countryside beyond. Central heating radiator. Door through to:

ENSUITE SHOWER ROOM

With three piece white suite incorporating shower enclosure housing chrome thermostatic shower, low suite w/c and double sinks set on storage cupboards. partial wall tiles. Extractor fan. chrome ladder central heating radiator.

BEDROOM TWO

13'01" x 9'11" with sealed unit double glazing having fine long distance views over fields towards the countryside beyond. Range of built in wardrobes. Central heating radiator.

ENSUITE SHOWER ROOM

With three piece white suite incorporating shower enclosure housing chrome shower, low suite w/c and hand wash basin set on storage cupboard. Extractor fan.

BEDROOM THREE

11'05" x 11'02" with UPVC sealed unit double glazing having fine long distance views to the rear over fields towards the countryside beyond. Central heating radiator.

BEDROOM FOUR

14'09" (MAXIMUM) x 8'11" with UPVC sealed unit double glazing having fine long distance views at the rear over fields towards the countryside beyond. Built in cupboard housing hot water cylinder.

BATHROOM

With three piece white suite incorporating fitted bath, pedestal hand wash basin and a high cistern w/c. central heating radiator. sealed unit double glazing.

OUTSIDE

A Private Tarmac Driveway leads to the:

DOUBLE GARAGE

24'01" x 20'10" with two up/over doors. Two sealed unit double glazed windows. Light and power. Door through to:

STORE

10'02" x 9'02" with sealed unit double glazed window. Timber glazed door leading to rear garden. Wall mounted gas boiler.

GAMES ROOM

13'11" x 9'02" with dual aspect sealed unit double glazing.

There is further PRIVATE PARKING adjacent to the property.

A small front garden enclosed by a low stone boundary wall including iron railings leads to the front door.

The rear garden provides a very appealing feature including a large lawned area, stone flagged patio, shrubs, trees, a timber summerhouse and a stone built garden store. The rear garden has fine long distance views over fields to Kildwick moors beyond.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: G

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

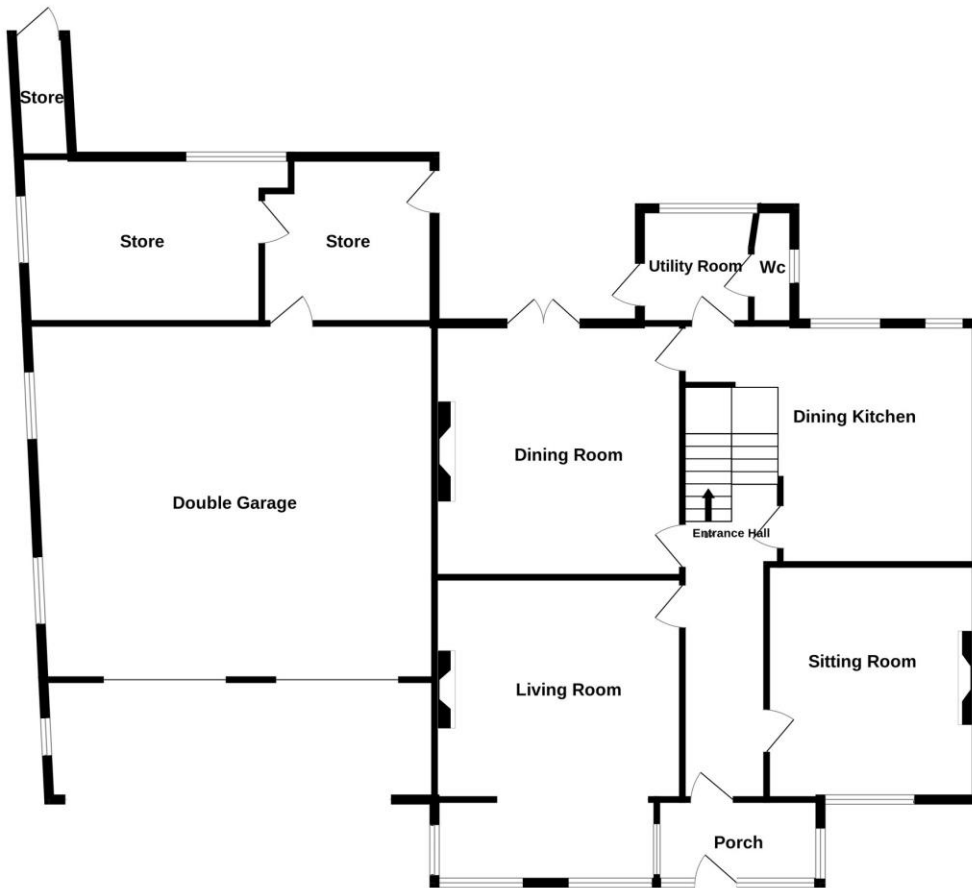
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

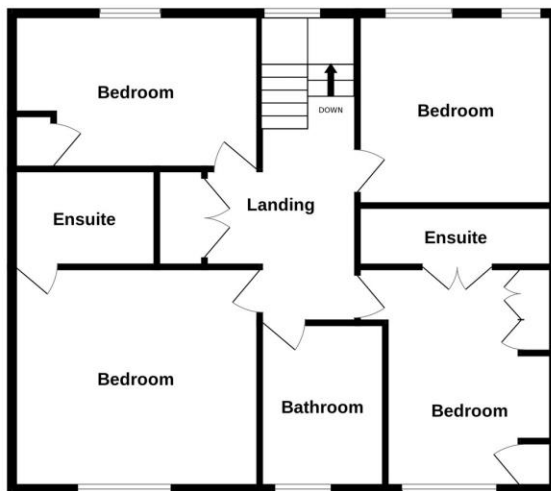




GROUND FLOOR



1ST FLOOR



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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Energy performance certificate (EPC)

Howefield Moor Foot Lane Cononley KEIGHLEY BD20 8LX	Energy rating E	Valid until: 3 December 2034
		Certificate number: 9340-2084-8420-2704-2411

Property type	Detached house
Total floor area	190 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.