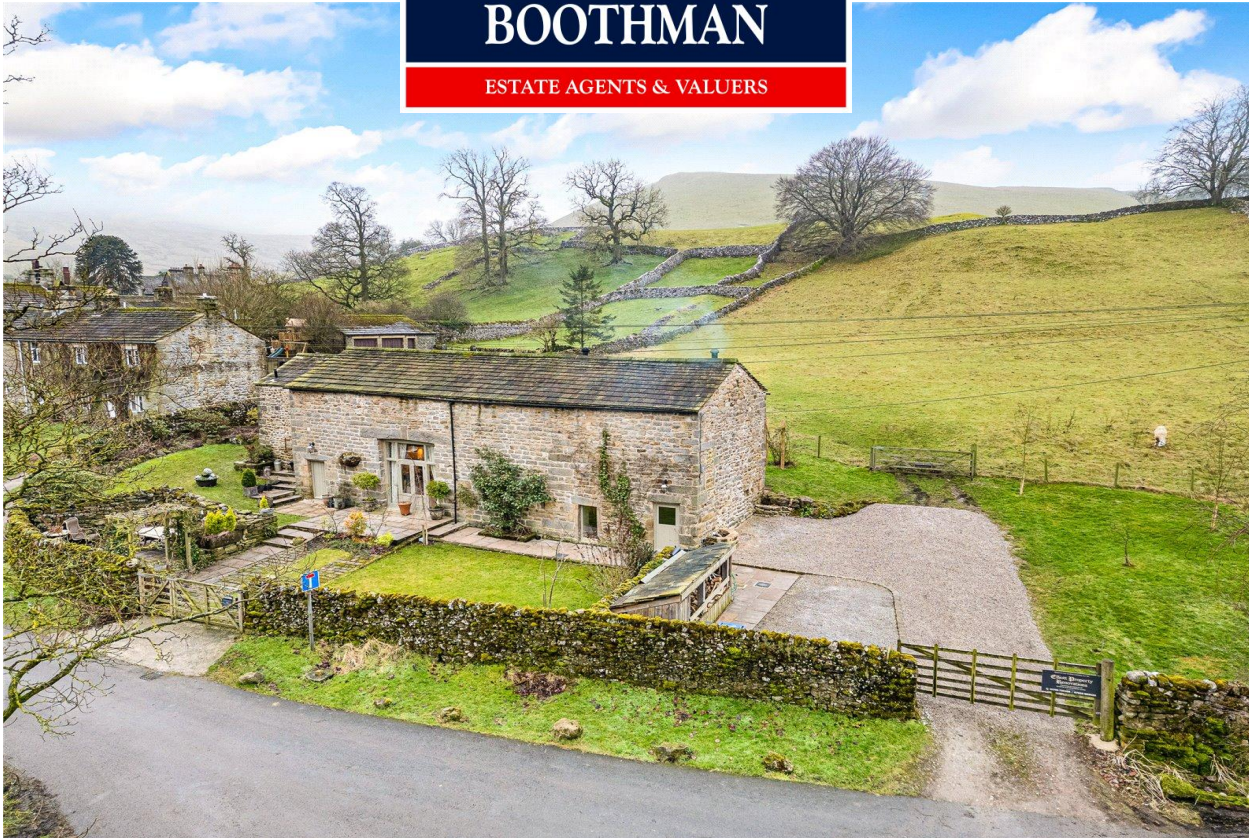


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



Elbolton Croft, Thorpe, Skipton  
BD23 6BJ  
Asking Price: £950,000



+ 3



+ 3



- One of a kind barn conversion
- Idyllic and unspoilt Dales village location
- Plot extending to two acres
- Three good sized ensuite bedrooms
- Beautifully presented throughout
- High quality fixtures and fittings

Elbolton Croft is one of the finest barn conversions in the Yorkshire Dales, having the perfect blend of beautiful character features along with the highest quality fixtures and fittings you will find. The vendor who has undertaken all of the conversion from start to finish is well-renowned for his workmanship and eye for detail, which is clear to see in this beautiful stone-built detached barn.





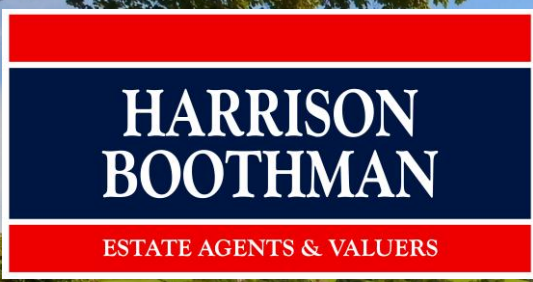
The barn originally dates back to the 1700's when it was named Beverley House and was owned by Barron Beverley. He lived in the property until his death, after this it was used as an agricultural barn until the current vendors converted it in 2018.

This superior home includes a variety of attractive features including high ceilings with exposed oak beams and trusses, minster limestone flooring, full marble tiled bathroom suites, oak internal doors, an oak embedded glass balustrade and two beautiful reclaimed stone fireplaces.

The property has the rare addition of a large plot extending to roughly two acres providing extensive parking, large gardens and further land which could be suitable for a variety of uses subject to relevant permissions.

**SECTION 106 LOCAL OCCUPANCY AGREEMENT** - In accordance with the current Yorkshire Dales National Park Local Plan

We have been informed potential buyers are required to live, work or have children at school within the administrative area of the Yorkshire Dales National Park. If a buyer is self-employed or works from home they can also qualify. Cases where potential buyers previously lived within this area and have a proven need to return to the area may also be considered subject to conditions. Potential buyers are encouraged to discuss their individual circumstances with Harrison Boothman in the first instance for full clarification and reassurance. Detailed information relating to the occupancy criteria is provided in these particulars further below.



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Equipped with sapele hardwood sealed unit double glazing throughout and oil-fired central heating. This one-of-a-kind barn conversion situated in this quaint and unspoilt Dales village comprises briefly:

A sitting room with exposed oak beams and trusses with a feature stone fireplace housing a cast-iron multi-fuel stove, an open-plan dining kitchen with a bespoke hand-fitted oak farmhouse kitchen with marble worktops, a utility/bootroom with useful storage cupboards and a ground floor w/c.

To the first floor there are three good sized double bedrooms, all of which have ensuite bathrooms with 'Burlington of London' bathroom fittings and marble tiling throughout. The master bedroom also has a large walk-in wardrobe. The galleried landing provides a stunning feature with an oak embedded glass balustrade.

Externally Elbolton Croft sits on an extensive two-acre plot with ample private parking, a sunken stone flagged patio, a kitchen garden with raised beds, lawned gardens, a front walled patio area and a paddock suitable for a variety of uses.

The beautiful hamlet of Thorpe dates back over 1000 years and is located approximately two miles south of the "Yorkshire Dales capital" village of Grassington. Thorpe is a highly admired formation of individual prestigious properties, some of which date back to the sixteenth and seventeenth century, with a manicured green and a beck in its centre. The hamlet has a timeless quality that is difficult to replicate, and those lucky enough to live in this exclusive community enjoy a peaceful rural setting with truly superb fell and countryside walks virtually on the doorstep.

The popular Yorkshire Dales villages of Grassington and Threshfield are only approximately a ten minutes drive away. The villages combined provide a good range of local amenities including primary and secondary schooling, public house, extensive range of shops and restaurants in Grassington and delightful rural walks along the banks of the River Wharfe.

The historic market town of Skipton, known as the 'Gateway to the Dales', is only circa nine miles away to the south whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Providing an opportunity to purchase one of the highest quality barn conversions in this quaint Yorkshire Dales village, the property is described in further detail:

## GROUND FLOOR

### DINING KITCHEN

30'8" x 14'8" having a beautifully appointed bespoke hand-fitted oak farmhouse kitchen with fitted wall and base units with contrasting solid marble worktops. Minster limestone flooring with oil fired underfloor heating. Oil fired Aga. Fitted Miele appliances including a full-size fridge, dishwasher and a fan assisted oven. A fitted wine fridge. A separate Bosch four ring ceramic induction hob. A central island with further

bespoke oak base units, marble worktops, inset Franke stainless steel bowl sink with drainer grooves into the worktop and a chrome hot and cold mixer tap. Exposed oak beams. A feature reclaimed stone fireplace with a cast-iron multi-fuel stove. Wall lights. Recessed low voltage ceiling spotlights. Sapele hardwood sealed unit windows with matching front and rear entrance doors. Feature sapele barn windows and double doors. Lantern niche.

#### UTILITY/BOOTROOM

Sapele hardwood entrance door. Recessed low voltage ceiling spotlights. Minster limestone flagged flooring. Storage cupboard housing a Bosch washing machine. Cloaks storage cupboard.

#### W/C

Minster limestone flagged flooring. Recessed low voltage ceiling spotlights. Geberit back to wall concealed cistern w/c. Xpelair extractor fan. Central heating radiator. Sapele hardwood sealed unit window. Vanity wash basin with chrome hot and cold taps and storage underneath.

#### SITTING ROOM

17'10" x 14'7" with exposed oak beams and trusses. Open staircase to first floor with an oak balustrade. Sapele hardwood sealed unit windows and a matching entrance door. Wall lights. Character reclaimed stone fireplace with a cast-iron multi-fuel stove.

#### FIRST FLOOR

##### LANDING

Exposed oak beams and trusses. Recessed low voltage ceiling spotlights. Oak embedded glass balustrade. Wall lights.

##### MASTER BEDROOM

15'7" x 10'3" with exposed oak beams. Sapele hardwood sealed unit window. Wall lights. Central heating radiator. Large walk-in dressing room with hanging rails and fitted shelving.

##### ENSUITE

Beautifully appointed with 'Burlington of London' fittings. Full solid marble floor and wall tiling. Central heating radiator. Velux window. Hardwood sealed unit window. Wall lights. Recessed low voltage ceiling spotlights. Geberit back to wall concealed cistern w/c. Hudson Reed his and hers vanity wash basin unit with storage underneath. Marble tiled bath with chrome hot and cold bath taps. Large walk in shower with a chrome thermostatic rainfall shower.

##### BEDROOM TWO

12'11" x 11'4" with exposed oak beams and trusses. Sapele hardwood sealed unit window. Central heating radiator. Wall lights. Fitted wardrobing.

#### ENSUITE

Superbly appointed with 'Burlington of London' fittings. Velux window. Chrome heated towel rail. Geberit back to wall concealed cistern w/c. Solid marble floor and wall tiling. Vanity wash basin with chrome hot and cold taps and storage underneath. Large walk in shower with a chrome thermostatic shower and rainfall shower over.

#### BEDROOM THREE

11'9" x 11'6" with exposed oak beams and trusses. Sapele hardwood sealed unit window.

#### ENSUITE

Solid marble floor and wall tiling. Corner vanity wash basin with chrome hot and cold mixer tap. Geberit back to wall concealed cistern w/c. Recessed low voltage ceiling spotlights. Large walk in shower with chrome thermostatic rainfall shower.

#### EXTERNAL

There is private gated parking area with ample space for several vehicles. To the rear there is a sunken stone flagged patio with a drystone wall boundary, a hot tub (available by separate negotiation), raised flowerbeds and a rockery. To the side there is a lawned garden area. To the front there is a log store, a further lawned garden with mature shrub borders, a walled patio perfect for sitting out in the morning and external water taps. The kitchen garden has raised beds with railway sleepers, a bunded oil tank, a storage shed and an external oil fired boiler. There is the rare addition of a rear paddock suitable for a variety of uses (subject to relevant permissions).

#### COUNCIL TAX BAND

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

#### TENURE

The tenure for this property is Freehold.

SERVICES Mains electricity is installed. The current heating supply is oil. The water is supplied by the village supply 'Thorpe Water Company'. The drainage is via a private septic tank.

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.

Ref: JT210125

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









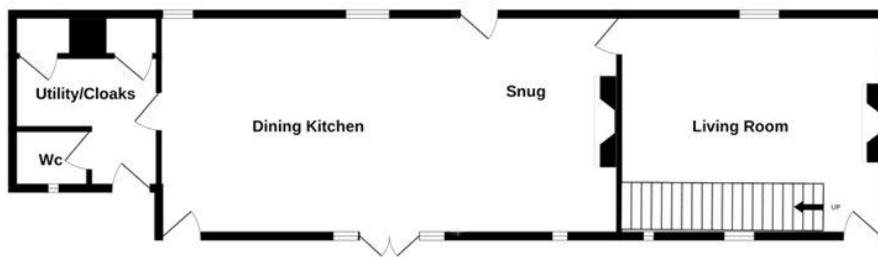




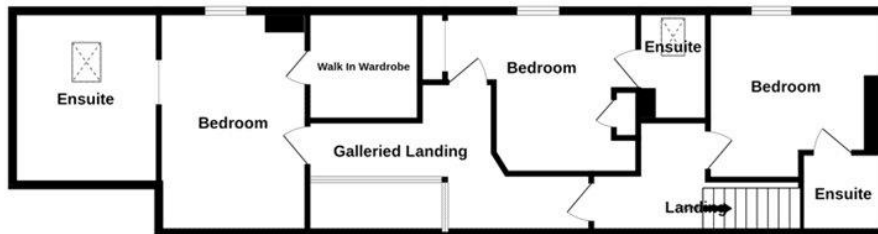




GROUND FLOOR



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