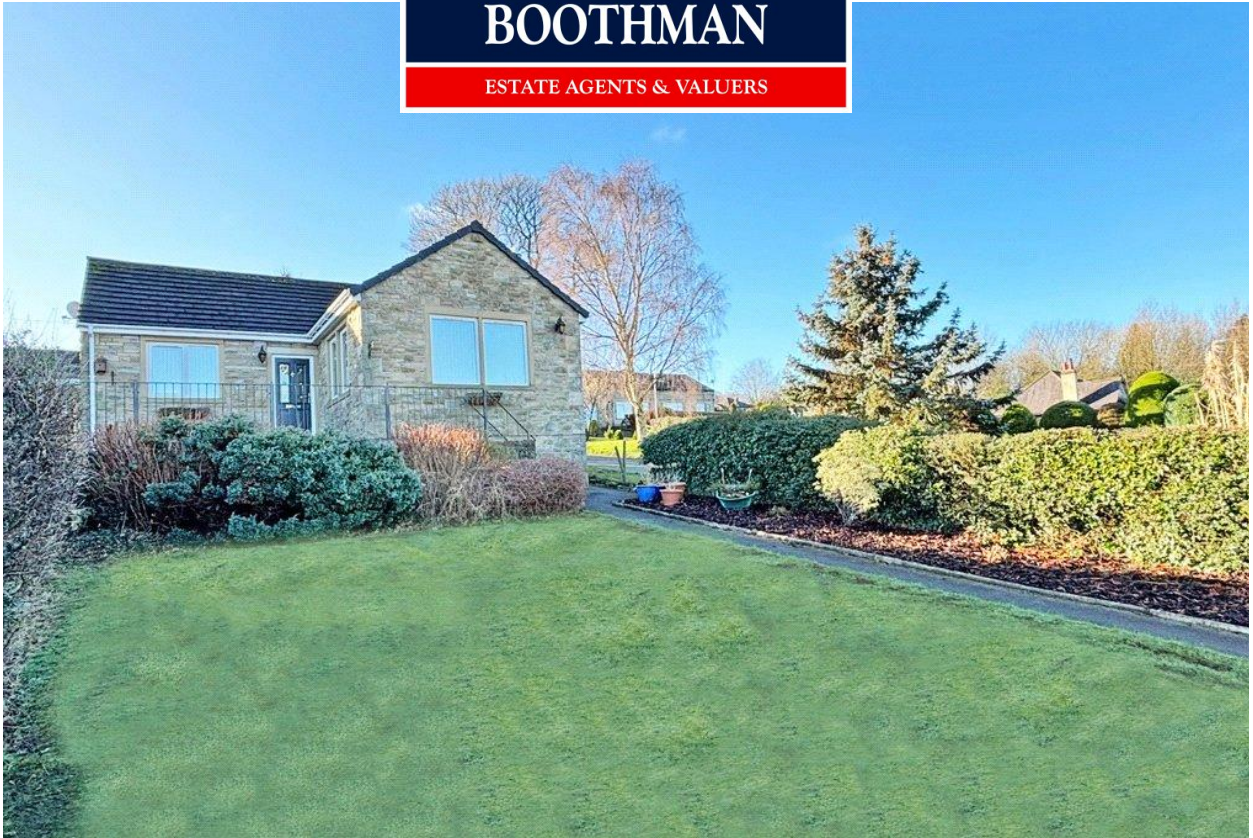


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Stone Lea, The Acres, Sutton In Craven,
BD20 7AT
Asking Price: £395,000



+ 2



+ 1



- Detached stone-built bungalow
- Large front and rear gardens
- Stunning long-distance views
- Superbly appointed living accommodation
- Private parking and a double garage
- Envidable location within Sutton in Craven

An extremely rare opportunity to acquire this detached stone-built two bedroomed bungalow set in this elevated position with stunning long-distance views. The property is situated in this enviable location within the popular village of Sutton in Craven.



The property is well-presented throughout and benefits from an extensive plot with large front and rear gardens, ample private parking and garaging.

Equipped with gas central heating together with sealed unit UPVC double glazing, the property comprises in further detail:

An entrance hallway, a sitting room with superb long-distance views and a cast-iron gas fire, a beautifully appointed dining-kitchen with modern fitted wall and base units alongside integral appliances, a conservatory with access onto the rear garden, two good sized bedrooms and a well-appointed house bathroom comprising a contemporary three-piece suite.

Externally the property sits on an extensive plot with a private gated driveway, a double garage and large gardens to the front and rear.

The community of Sutton in Craven enjoys a variety of shops and other amenities including two primary schools, a chemist, and off-licence/village store, two public houses and a cricket club. In the centre of the village there is a superb park/playing field and the local area is blessed with many delightful walks alongside the beck and through the surrounding countryside and woodland. The neighbouring village of Cross Hills offers a wider selection of everyday shops and other amenities including Cooperative Food and Spar grocery stores, a butchers, a health centre, several restaurants and also South Craven Secondary School. There is a bus service to the towns of Skipton and Keighley and there are railway stations in the nearby villages of Steeton and Cononley providing regular daily services in to Leeds and Bradford.

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The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Certainly representing a fantastic opportunity for buyers looking for a deceptively spacious and superbly appointed two bedroom detached bungalow, the property comprises in further detail:

GROUND FLOOR

ENTRANCE HALLWAY

Engineered oak flooring. Composite front entrance door. Loft access. Oak veneer doors to all the internal rooms. Central heating radiator.

SITTING ROOM

13'5" x 13'4" with dual-aspect sealed unit UPVC double glazed windows providing superb long-distance views. Central heating radiator. Feature fireplace with a stone hearth, oak mantle and a cast-iron gas fire.

DINING KITCHEN

21'7" x 8'7" with sealed unit UPVC double glazed windows. Central heating radiator. Modern fitted wall and base units with contrasting granite effect worktops and tiled surrounds. Zanussi four ring ceramic induction hob with a stainless-steel extractor canopy over. Zanussi tall fan assisted oven. Zanussi fitted microwave. Recess for fridge. Integral freezer. Integral Electrolux dishwasher. Composite one and a half bowl sink and drainer with a chrome hot and cold mixer tap. Sealed unit UPVC side entrance door into:

CONSERVATORY

9'6" x 8'6" with sealed unit UPVC double glazed windows and a matching rear entrance door. Electric heater. Views over the hills in the distance.

MASTER BEDROOM

16'10" x 11'5" (maximum) with sealed unit UPVC double glazed windows having superb long distance views. Central heating radiator. Fitted wardrobing.

BEDROOM TWO

8'5" x 7'4" with a sealed unit UPVC double glazed window. Central heating radiator.

BEAUTIFULLY APPOINTED HOUSE BATHROOM

Tiled flooring and walls. Low suite w/c. Vanity wash basin. Chrome heated towel rail. Large walk in shower cubicle with a Mira electric shower. Storage cupboard housing the Vaillant central heating boiler and hot water tank. Sealed unit UPVC double glazed window.

EXTERNAL

To the front of the property there is a large gated driveway with parking for ample vehicles, situated next to the:

DOUBLE GARAGE

18'7" x 16'8" with an electric roller door, power, lighting and a window.

Also to the front of the property there is a lawned garden with a mature shrub border and a raised seating area with views over the surrounding countryside. To the rear there is a large South facing garden which is mainly laid to lawn with fruit trees and a shrub border along with an Indian stone paved patio area and a pond with a water feature. There is external lighting and an external water tap.

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 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

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.

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

Ref: JT050225

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

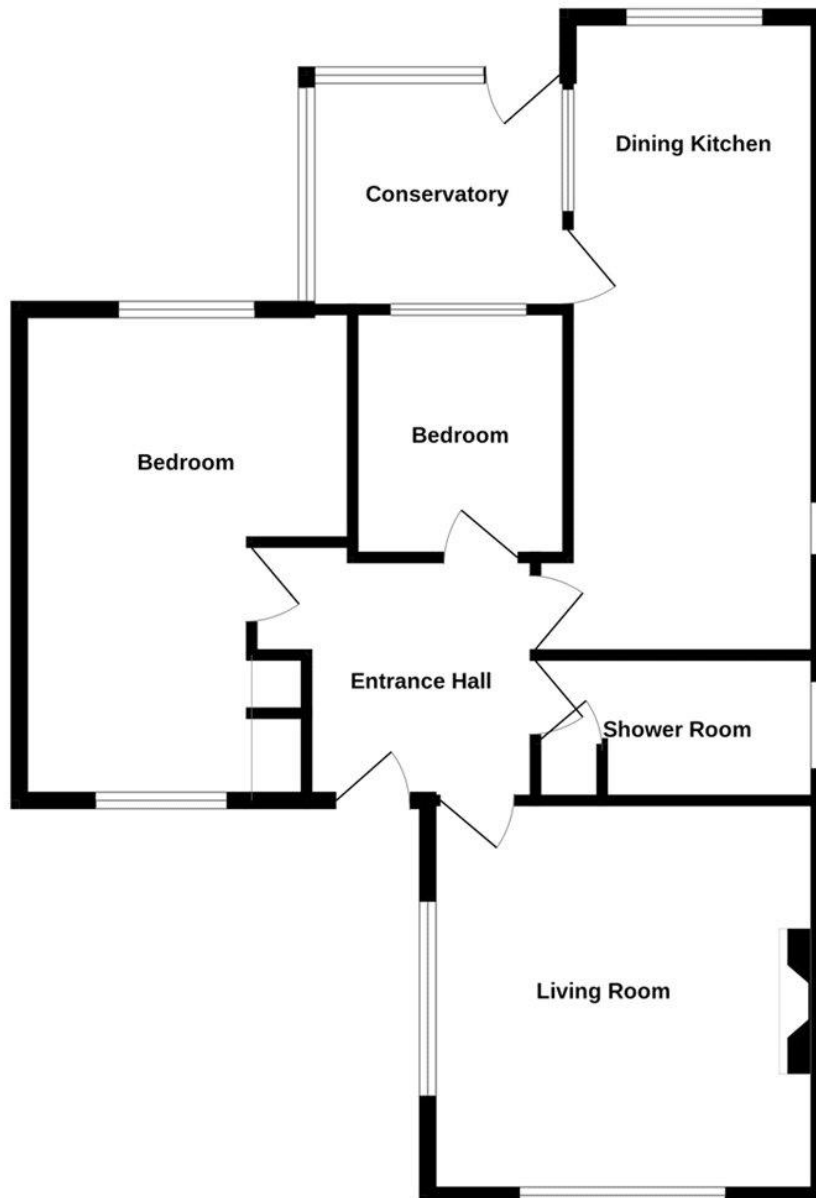
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Any prospective purchaser should satisfy themselves by inspection of the property.

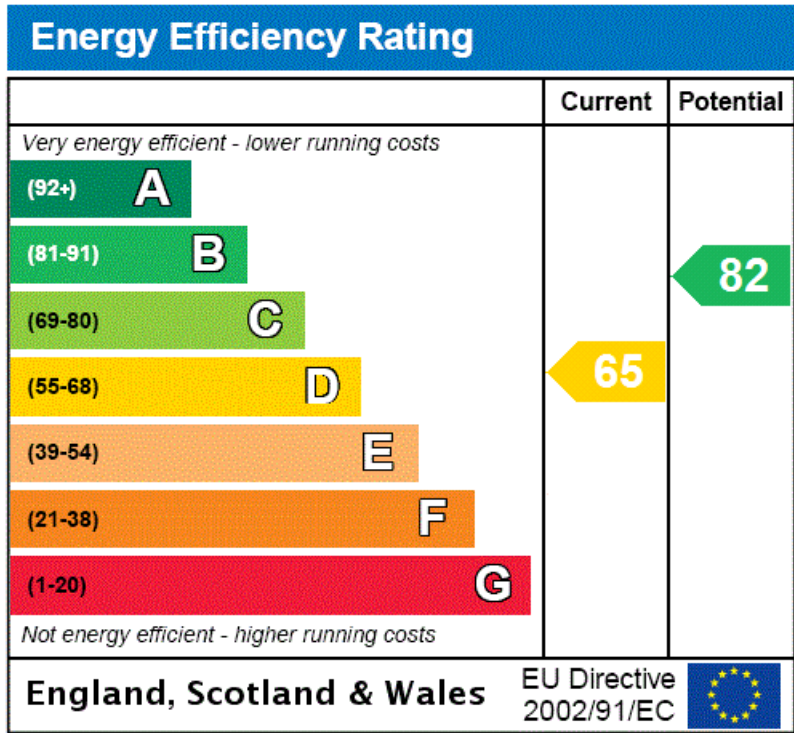




GROUND FLOOR



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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