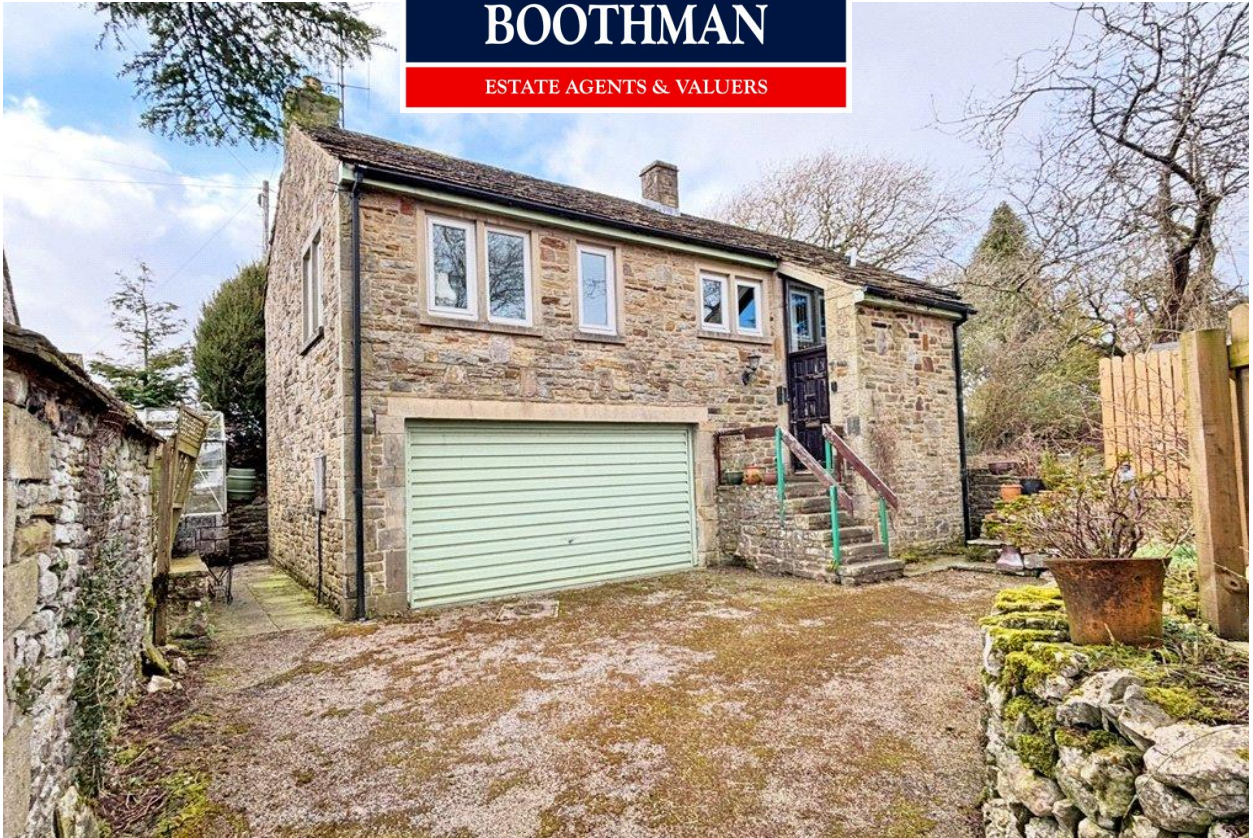


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Kirkstone House, Nook Lane, Linton
BD23 5HJ
Asking Price: £395,000



+ 3



+ 2



- NO ONWARD CHAIN
- Stone-built detached
- Three good sized bedrooms
- In need of cosmetic modernisation
- Parking and a double garage
- Quaint Dales village location

Kirkstone House offers a fantastic opportunity to purchase a realistically priced stone-built detached home set in the picturesque semi-rural village of Linton.



The property has been well-loved over the years and now requires some cosmetic modernisation, there is also the potential to create further living accommodation by converting the double garage (subject to relevant permissions).

Having oil fired central heating and a mixture of single and double glazed hardwood sealed unit windows, the property comprises briefly:

An entrance hallway, a sitting room with superb long distance views, an open plan dining kitchen, a double bedroom with an ensuite shower room whilst to the ground floor there are two good sized double bedrooms, a w/c, the house bathroom and access to the integral double garage.

Externally there is a private driveway with parking, gardens to the side, and rear with a greenhouse and the oil tank.

Linton is set amidst beautiful open countryside with local amenities including the Medieval Church and the popular Fountain Inn restaurant.

The larger villages of Threshfield and Grassington only circa one mile away provide a good variety of local everyday shops, amenities, services, sports clubs, public houses and restaurants, a dentist and a doctors surgery together with highly respected primary and secondary schooling.



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



The historic market town of Skipton known as the 'Gateway to the Dales' is only circa nine miles away to the south providing more extensive facilities also including Ermysted's Boys Grammar School and Skipton Girls High School.

Certainly representing a rare opportunity to purchase a detached house in this quaint Yorkshire Dales village, the property comprises in further detail:

GROUND FLOOR

ENTRANCE HALLWAY

Exposed stone feature wall. Hardwood front entrance door and matching sealed unit windows.

HALLWAY

Central heating radiator. Storage cupboard with oil fired Grant central heating boiler.

W/C

Tiled wall. Low suite w/c. Corner ceramic wash basin.

DOUBLE BEDROOM

11'5" x 10'9" with hardwood sealed unit windows. Central heating radiator.

DOUBLE BEDROOM

11'5" x 9'5" with hardwood sealed unit windows. Central heating radiator. Undercroft storage.

HOUSE BATHROOM

Full wall tiling. Panelled bath with chrome hot and cold bath taps. Central heating radiator. Hardwood sealed unit windows. Large walk in shower with thermostatic shower. Storage unit with ceramic wash basin. Shaver point.

INTEGRAL DOUBLE GARAGE

20'7" x 18'5" with an up and over door. Power. Lighting. Central heating radiator. Sealed unit hardwood windows. Potential to convert to create more living accommodation (subject to relevant permissions).

FIRST FLOOR

SITTING ROOM

20'6" x 11'10" Central heating radiators. Hardwood sealed unit double glazed windows with stunning long distance views. Wall lights. Feature fireplace with a coal effect gas fire, marble hearth and matching inset with a decorative wood surround.

DINING KITCHEN

20'6" x 12'7" (max) Central heating radiators. Hardwood sealed unit double glazed windows. Fitted wall and base units with laminate worktops and tiled surrounds. Stainless steel one and a half bowl sink and drainer with a chrome hot and cold mixer tap. Plumbing for a dishwasher. Belling four ring electric hob with an AEG extractor over. Space for tall oven.

LANDING

Central heating radiator. Storage cupboard with hot water tank.

MASTER BEDROOM

12'5" x 11'5" with hardwood sealed unit windows. Central heating radiator. Fitted bedroom furniture.

ENSUITE SHOWER ROOM

Central heating radiator. Hardwood sealed unit windows. Full wall tiling. Low suite w/c. Bidet. Shower cubicle with thermostatic shower. Storage unit with ceramic wash basin.

EXTERNAL

To the front of the property there is a private driveway leading to the double garage (as previously described). To the side there is a good sized raised garden which is currently a blank canvas and could be changed to suit a buyers needs. To the rear there is a further raised area with conifers. To the other side there is a greenhouse and the oil tank.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed with the exception of gas, the heating for the property is oil.

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.

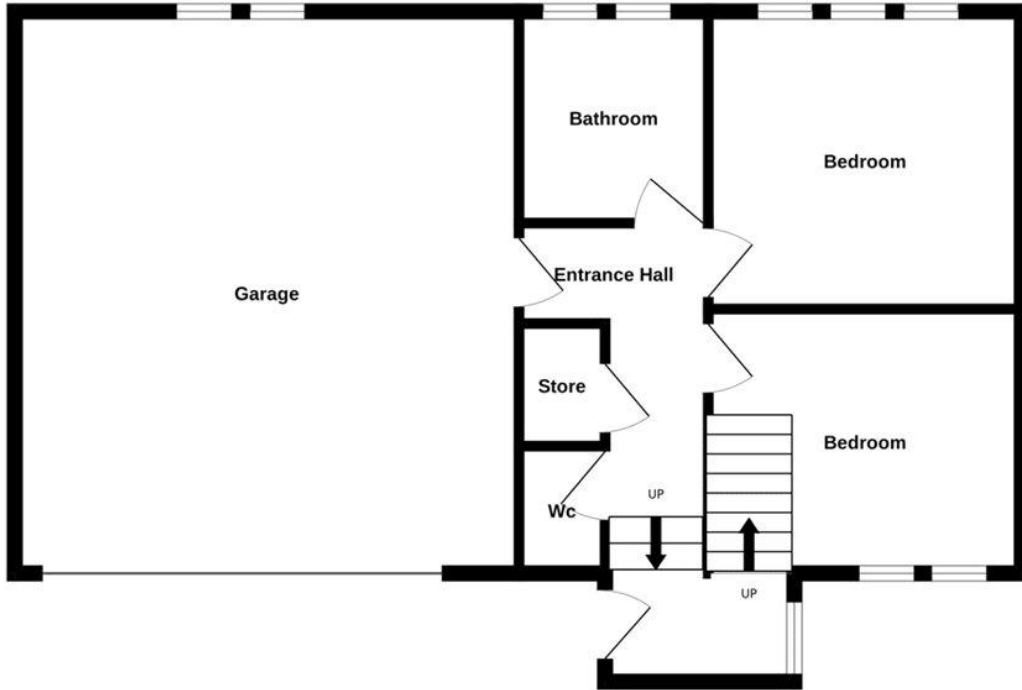
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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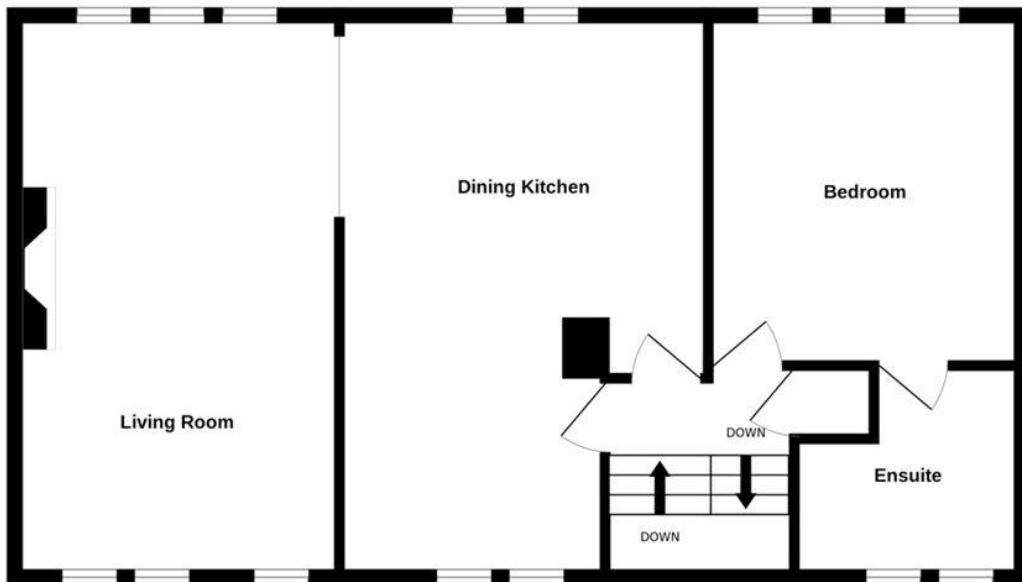
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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)

Kirkstone House Linton SKIPTON BD23 5HJ	Energy rating F	Valid until: 20 February 2035
		Certificate number: 0380-2479-5420-2025-0785

Property type	Detached house
Total floor area	144 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 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.