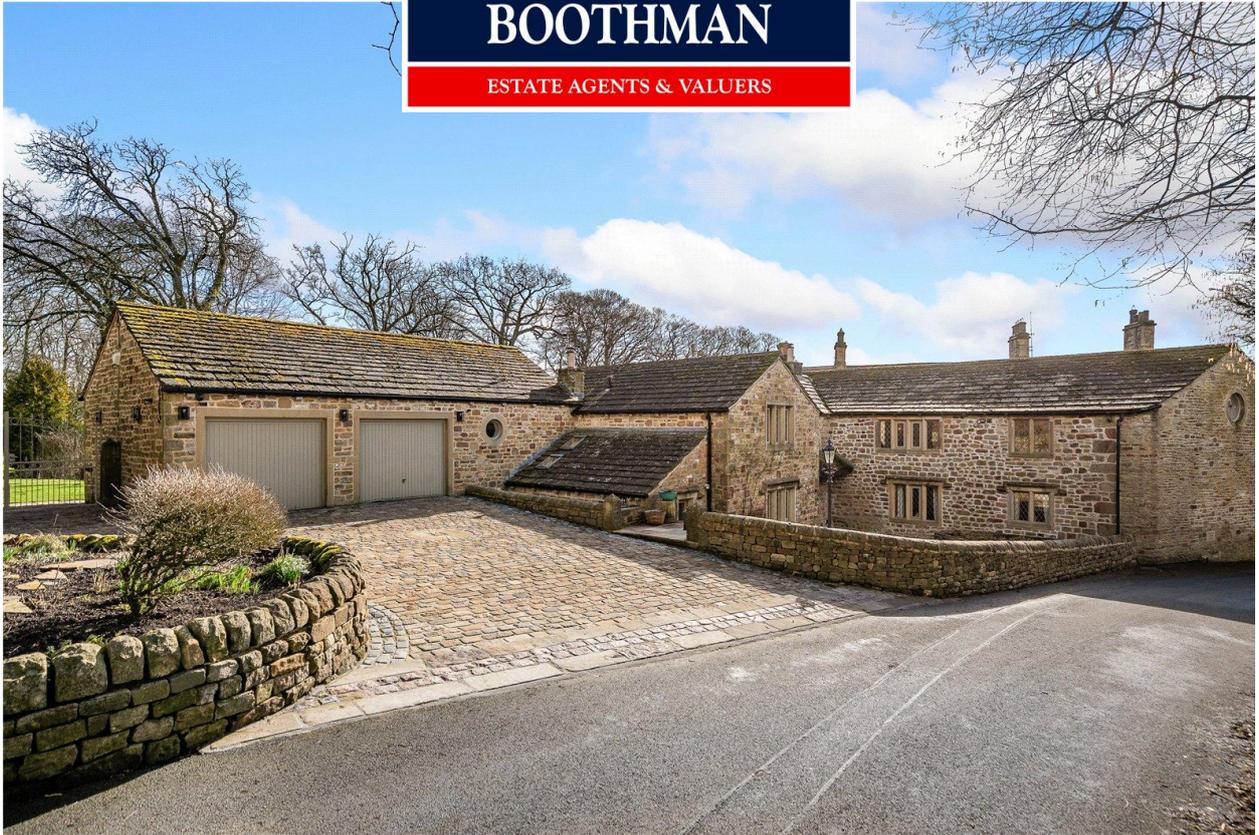


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



Stirton Moor Barn, Stirton BD23 3LQ  
Asking Price: £1,295,000



+ 5



+ 4



- Superior stone-built character home
- Five spacious king-sized bedrooms
- Beautifully appointed throughout
- Private parking with a double garage
- Idyllic rural location
- Extensive plot with large gardens

Stirton Moor Barn is one of the finest properties in the much sought after rural hamlet of Stirton. Dating back in part to the 1800s, this stunning and substantial detached family home perfectly blends character charm with exceptionally high quality, contemporary living accommodation extending over 4000 square feet.



High ceilings, solid oak internal doors and floors, exposed oak beams, oak embedded glass balustrades, beautiful feature fireplaces, stone mullioned leaded windows, three staircases, the original barn entrance and feature windows create a uniquely special home.

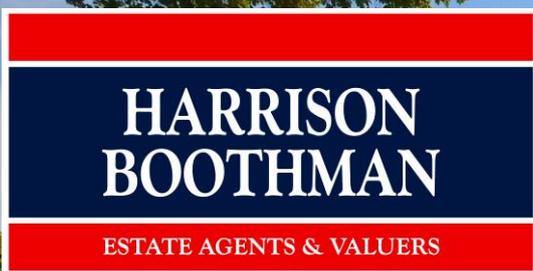
The property enjoys a delightfully private and beautifully maintained South-East facing garden to the rear with a mix of well-established mature trees and shrubs and a variety of flower beds. Mainly laid to lawn with a large stone-flagged patio, the garden extends to roughly three quarters of an acre including a quarter of an acre with agricultural land designation, potentially suitable for a paddock and with open field views beyond.

To the front the property benefits from a generous driveway laid with reclaimed setts, mill stone and inset ground level lighting. There is private parking for several vehicles and raised flower beds.

The accommodation, with oil fired central heating and hardwood sealed unit double glazing throughout, comprises briefly:

To the ground floor, large reception entrance room with feature barn windows and fireplace with a cast-iron log burning stove, dining room with a feature fireplace, beautifully fitted bespoke kitchen, utility room, ground floor w/c, family room with dual-aspect windows, study, lounge with a feature fireplace, double bedroom and well-appointed shower room.

To the first floor the master bedroom benefits from a dressing room and a superbly fitted ensuite shower room. There are three further spacious king-sized bedrooms, one with an ensuite shower room. Also to the



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first floor there is a galleried landing and a beautifully appointed house bathroom. The first floor also provides access to the double garage.

Externally the property benefits from an extensive plot with ample private parking and flower beds to the front whilst to the rear there are large beautifully maintained gardens with a mix of mature trees, mainly laid to lawn with a large South-Easterly facing stone-flagged patio.

The property lies in the idyllic and prestigious hamlet of Stirton, conveniently located within two miles of Skipton's bustling town centre yet surrounded by open, picturesque countryside including the Yorkshire Dales National Park whose southern boundary is directly next to the property offering some of the finest countryside and scenery in the UK. Extensive walking and cycling opportunities are on the doorstep including established long distance walking trails such as The Dales Way, A Dales Highway and Lady Anne's Way.

Stirton with Thorlby is steeped in history with records dating back to the Domesday books and evidence of even earlier settlement. There is a village green with village stocks and an annual Village Sports Day has been held every summer since 1952 with entertainment going on into the evening in the village's own marquee. The Spencer family of M&S fame lived in Stirton until the mid 18th century.

Tarn House Country Inn and White Hills Golf Driving Range are both within a very short walking distance.

The increasingly popular market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of excellent schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities.

The town is intersected by the scenic Leeds/Liverpool canal and is well known for its Medieval Church and Castle together with a bustling High Street featuring an outdoor market on the cobbled 'setts' four days a week. The town offers an excellent mix of independent shops, pubs and cafes in addition to having well known branded stores and a choice of fashionable bars and popular restaurants. There are excellent public transport links, including a railway station providing regular daily services to Leeds and Bradford and a direct service to London. The town enjoys an extensive annual programme of community events and festivals, attracting visitors and locals alike.

Representing a superb opportunity to own this beautiful property in a prime location, the property comprises in further detail:

## GROUND FLOOR

### RECEPTION HALL

15'5" x 13'4" with a substantial oak front entrance door. Exposed oak beams. Italian porcelain tiled flooring. Central heating radiator. Alarm entry system. Feature barn windows with hardwood sealed unit double glazing and matching double doors. Ornate stone fireplace with a cast iron multi-fuel stove. Access to understair storage.

#### KITCHEN

16'5" x 13'2" with a stone mullioned hardwood sealed unit double glazed window. Italian porcelain floor tiling. Recessed low voltage ceiling spotlights. Bespoke hand-fitted kitchen with fitted wall and base units and contrasting granite worktops with matching upstands. Belfast sink with a chrome hot and cold mixer tap. Oil fired Aga. Space for a stove with a Rangemaster extractor canopy over. Integral dishwasher. Breakfast island with a matching granite worktop and further base units. Exposed oak beams. Electric heater.

#### DINING ROOM

16'5" x 13'3" with stone mullioned hardwood sealed unit double glazed windows. Central heating radiator. Feature open fireplace.

#### UTILITY ROOM

10'3" x 7'8" with a stone mullioned hardwood sealed unit double glazed window. Italian porcelain tiled flooring. Fitted wall and base units with contrasting worktops and tiled surrounds. Plumbing for a washing machine and dryer. Stainless steel bowl and drainer sink with a chrome hot and cold mixer tap. Central heating radiator.

#### W/C

Italian porcelain floor tiling with electric underfloor heating. Low suite w/c. Velux window. Recessed low voltage ceiling spotlights. Vanity wash basin with storage underneath. Chrome heated towel rail.

#### FAMILY ROOM

20'10" x 12'9" with stone mullioned hardwood sealed unit double glazed windows and matching French patio doors. Central heating radiators. Large walk in store cupboard. Wall lights. Recessed low voltage ceiling spotlights. Oak embedded glass balustrade open staircase leading to the first floor. Velux window. Italian porcelain floor tiling with electric underfloor heating.

#### OFFICE

13'5" x 11'5" with a stone mullioned hardwood sealed unit double glazed window. Central heating radiator. Wall lights. Fitted wall shelving.

#### INNER HALLWAY

Exposed oak beams. Central heating radiators. Stone mullioned hardwood sealed unit double glazed windows. Stone flagged flooring. Wall lights. Open stone staircase to the first floor with understair storage.

#### LOUNGE

16'10" x 16'4" with engineered oak flooring. Wall lights. Recessed low voltage ceiling spotlights. Exposed oak beams. Central heating radiators. Arched barn window with hardwood sealed unit double glazed

windows and a matching side entrance door. Feature stone surround fireplace with a brick interior and tiled hearth.

#### KING SIZED BEDROOM

16'10" x 9'9" with a stone mullioned hardwood sealed unit double glazed window. Central heating radiator. Exposed oak beams.

#### SHOWER ROOM

Contrasting floor and wall tiling with electric underfloor heating. Pedestal wash basin. Heated towel rail. Low suite w/c. Shower cubicle with chrome thermostatic shower. Central heating radiator. Stone mullioned hardwood sealed unit double glazed window. Storage cupboard housing the hot water tank.

#### FIRST FLOOR

##### GALLERIED LANDING

Oak embedded glass balustrade. Central heating radiators. Hardwood sealed unit double glazed window. Vaulted ceiling with exposed oak beams. Wall lights.

##### MASTER BEDROOM

20'9" x 16'4" with stone mullioned hardwood sealed unit double glazed windows. Vaulted ceiling with exposed oak beams. Wall lights. Central heating radiators.

##### DRESSING ROOM

Fitted wardrobing, dressing table and drawers. Central heating radiator. Stone mullioned hardwood sealed unit double glazed window. Exposed oak beams. Recessed low voltage ceiling spotlights.

##### ENSUITE

Ceramic floor and partial wall tiling. Exposed oak beams. Chrome heated towel rail. Manrose extractor fan. Low suite w/c. Ceramic wash basin. Tiled walk in shower with a chrome rainfall shower. Stone mullioned hardwood sealed unit double glazed window.

##### GYM/READING ROOM (PREVIOUSLY USED AS A KITCHEN)

22'2" x 12'5" (both maximum) with a stone mullioned hardwood sealed unit double glazed window and a feature round window. Exposed stone wall. Reclaimed oak flooring. Vaulted ceiling with exposed oak beams. Wrought iron balustrade.

##### HOUSE BATHROOM

Beautiful four piece suite with tiled flooring, a charcoal grey heated towel rail, a vanity wash basin with storage underneath, a concealed cistern back to wall w/c, a shower cubicle with a dual chrome thermostatic shower and a rainfall shower over. Stone mullioned hardwood sealed unit double glazed window. Recessed low voltage ceiling spotlights. Shaver point. Extractor fan. Ceramic freestanding bath. Linen cupboard with a central heating radiator and a hot water tank.

#### KING SIZED BEDROOM

16'6" x 13'2" with a stone mullioned hardwood sealed unit double glazed window. Central heating radiator. Fitted wardrobing. Wall lights.

#### KING SIZED BEDROOM

13'2" x 11'2" with a stone mullioned hardwood sealed unit double glazed window. Central heating radiator. Wall lights. Fitted wardrobing.

#### ENSUITE

Tiled flooring. Chrome heated towel rail. Concealed cistern back to wall w/c. Glass wash basin with tiled surround. Extractor fan. Recessed low voltage ceiling spotlights. Shower cubicle with dual chrome thermostatic shower and rainfall shower over.

#### KING SIZED BEDROOM

15'8" x 12'9" with dual aspect stone mullioned hardwood sealed unit double glazed windows. Central heating radiator. Recessed low voltage ceiling spotlights. Fitted wardrobing. Electric underfloor heating.

#### LANDING

Oak embedded glass balustrade. Central heating radiator. Round window. Alarm system. Access to:

#### DOUBLE GARAGE

20'7" x 19'7" with power, lighting, two electric remote controlled up and over doors, access door to the garden, the water filtration system and the oil fired boiler (feeds the newer section of the property).

#### EXTERNAL

To the front of the property there is a stone cobbled private driveway with parking for several vehicles which leads to the double garage. There is a drystone walled raised flowerbed. Leading to the front door of the property from the driveway is an Indian stone flagged walkway with raised flowerbeds. There is also a Project EV electric car charging point.

To the South side of the property there is a gated courtyard area laid with setts and a Yorkshire stone patio with an external oil boiler (which feeds the older section of the property).

To the rear there is a private and extensive garden which is roughly 3/4 of an acre. The gardens are mainly laid to lawn with a number of mature trees and shrub borders. There is a beautiful feature sunken garden with an Indian stone paved pathway down and around with a further lawn and mature shrub borders. Directly to the rear of the property is an Indian stone paved patio which is South-Easterly facing, perfect for sitting out with the addition of a oak-framed loggia. There are external power points, water taps and external lighting. A gate links the back garden to the courtyard area.

#### COUNCIL TAX BAND

Refer to agent.

#### TENURE

The property is freehold.

#### SERVICES

There is a private borehole which provides water for the property and additionally a spring water supply connection. There is also a private septic tank which services the drainage for the property. The central

heating is oil fired, the property has two boilers, one services the older section of the property, the other services the new part of the home. Mains electricity is 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.

Ref: JT18022025

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





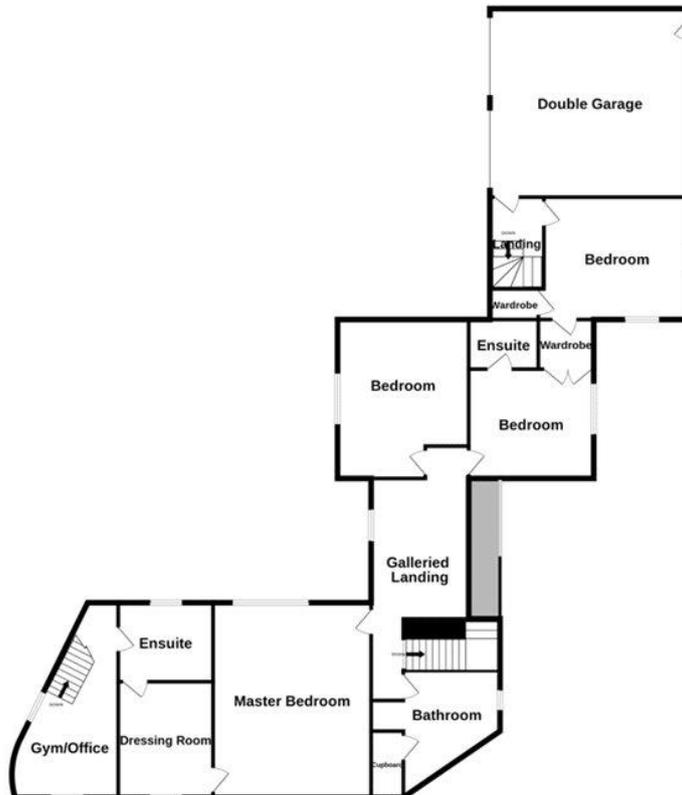




GROUND FLOOR



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)

Stirton Moor Barn Stirton SKIPTON BD23 3LQ	Energy rating	Valid until: <b>13 August 2033</b>
	<b>E</b>	Certificate number: <b>9541-3029-9208-3777-3204</b>

Property type	Detached house
Total floor area	374 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		75 C
55-68	D		
39-54	E	40 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.