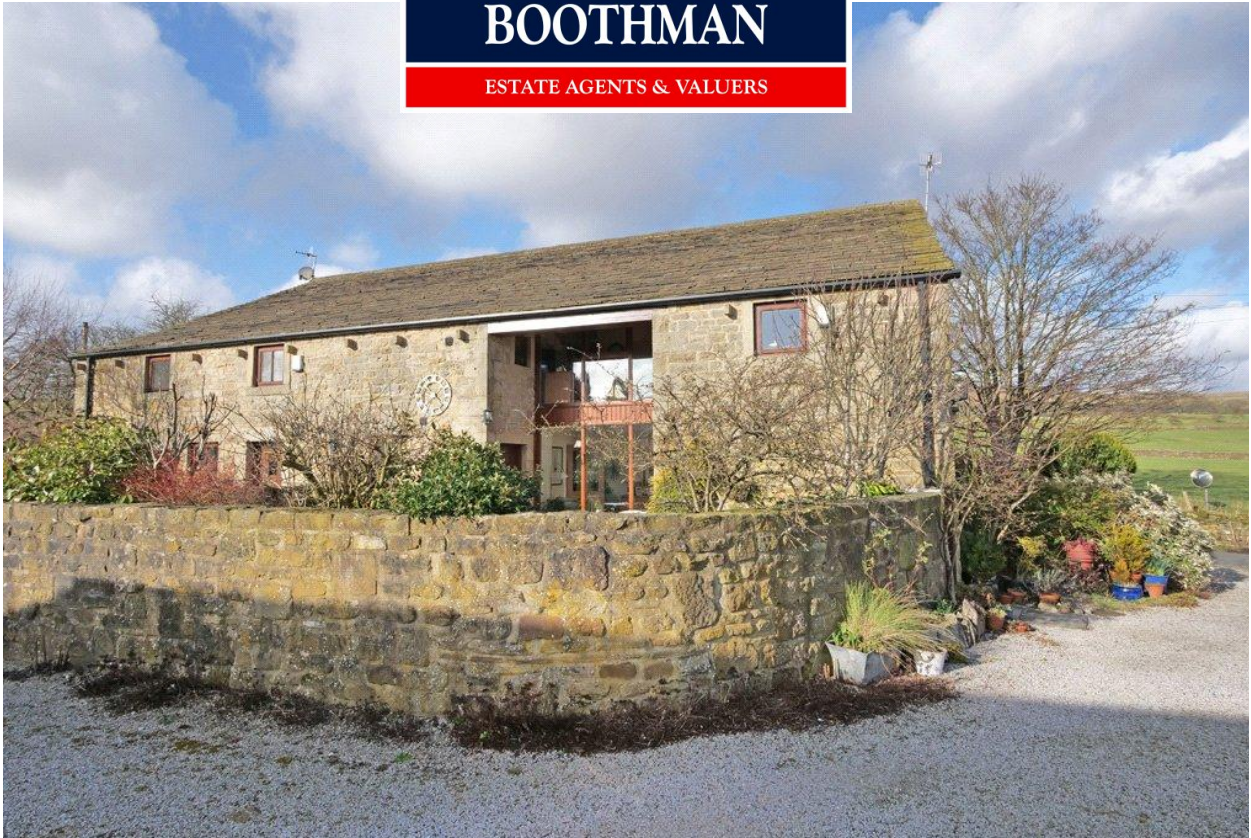


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



2 Lind View, Brackenley Lane, Embsay
Asking Price: £625,000



+ 4



+ 2



- Four Bed Ensuite Barn Conversion
- Private Parking
- Stone Built Garage
- Superb Long Distance Views
- Enclosed Front Garden

This imaginatively planned, spacious and well equipped individual four double bed roomed en-suite semi-detached stone barn conversion enjoys an enviable location set amidst beautiful open countryside in the picturesque Yorkshire Dales National Park .

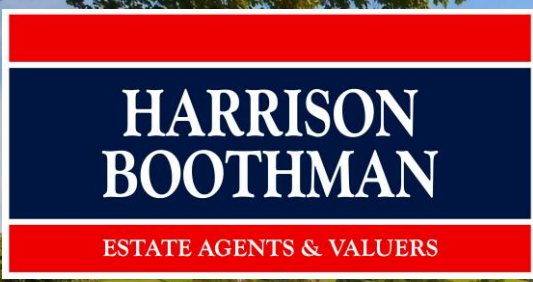


Commanding superb long distance views and bordering fields on two sides, No.2 Lind View featuring a delightful enclosed private front garden together with generous private parking for several vehicles and a semi-detached stone built garage.

Including gas central heating, sealed unit double glazing, a security alarm and charming character features, this very appealing property certainly provides a unique opportunity and is strongly recommended indeed for inspection, comprising briefly:

An Entrance hall, a downstairs w/c, an inner hall with staircase leading to first floor landing, a superbly appointed dining kitchen incorporating contemporary base and wall units including granite worktop surfaces and built in appliances, a dual aspect dining room and a spacious L-shaped living room including a feature floor to ceiling window. Whilst on the first floor a large landing leads to four well planned double bedrooms and a house bathroom with an ensuite shower room to the master bedroom. Externally the property benefits from an enclosed front garden including stone flagged patio, private parking for several vehicles and a stone built garage including light and power.

Ideally situated on the southern boundary of the scenic Yorkshire Dales National Park, the highly sought-after village of Embsay benefits from a vibrant and extremely active local community, offering excellent primary schooling together with a range of other everyday amenities including two traditional 'local' pubs, a lively village hall, a well-used general store/post office and a wonderful heritage steam railway line connecting the village to Bolton Abbey whilst holding regular special events. The nearby Bolton Abbey is situated in the picturesque valley of 'Wharfedale' and is famous for its historic ruins of a 12th century Augustinian Priory together with delightful riverside walks. The popular Yorkshire Dales villages of Burnsall,



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Appletreewick, Hebden and Grassington are situated further up the Wharfe to the north whilst the well regarded Spa town of Ilkley is located only a few miles away to the south-east.

The increasingly popular nearby 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 restaurants. There are excellent public transport links, including a railway station providing regular daily services to Leeds and Bradford. The town enjoys an annual programme of community events and festivals, attracting an ever increasing degree of tourism.

With much to commend it, No.2 Lind View comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

Substantial timber front entrance door. Central heating radiator. Alarm control panel.

DOWNSTAIRS W/C

Well appointed two piece white suite incorporating low suite w/c and a pedestal hand wash basin. Sealed unit double glazing. Central heating radiator. Recessed ceiling spotlights.

INNER HALL

With staircase leading to the first floor landing. Central heating radiator.

DINING KITCHEN

15'09" x 13'10" Superbly appointed contemporary grey fronted wall and base units incorporating contrasting granite worktops having tiled surrounds. One and a half bowl sink and drainer unit. Smeg stainless steel finish electric oven. Four ring Neff gas hob with extractor over. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated washing machine. Central heating radiator. Sealed unit double glazed window enjoying fine long distance views over fields towards Embsay Crag. Recessed ceiling spotlights. Tile effect flooring. Door through to:

DINING ROOM

13'10" x 11'04" with dual aspect sealed unit double glazing enjoying fine long distance views over fields to Embsay crag beyond. Central heating radiator.

LIVING ROOM

22'04" x 19' 9 (Maximum in L-shape) with sealed unit double glazing set into original barn door opening extending to floor level. Wall mounted electric fire. Three further sealed unit double glazed windows. Three central heating radiators. Understairs storage.

FIRST FLOOR

LANDNING

With spindle balustrade. Built in airing cupboard. Loft access.

BEDROOM ONE

15'08" (Maximum) x 11'02" With sealed unit double glazed window set into original barn door opening extending to floor level. Central heating radiator.

ENSUITE SHOWER ROOM

Well appointed three piece white suite incorporating low suite w/c, pedestal hand wash basin and a walk in shower enclosure including independent electric Mira shower. Partial wall tiles. Ladder central heating radiator in chrome finish. Sealed unit double glazing. recessed ceiling spotlights.

BEDROOM TWO

15'06" x 11'06" With sealed unit double glazing enjoying fine views over fields towards Skipton. Central heating radiator.

BEDROOM THREE

13'09" x 10'10" With sealed unit double glazing enjoying fine long distance views over Embsay to the country beyond. Central heating radiator.

BEDROOM FOUR

13'05" x 10'10" With sealed unit double glazing enjoying fine long distance views over fields to Embsay crag beyond. Central heating radiator.

BATHROOM

Well appointed three piece white suite incorporating low suite w/c, pedestal hand wash basin and fitted bath including a thermostatic shower and glass shower screen. Partial wall tiles. Ladder central heating radiator in chrome finish. Recessed ceiling spotlights.

OUTSIDE

Externally the property benefits from a delightful landscaped enclosed front garden, including a stone flagged patio adjoining the house, lawned area and colourful planted borders including shrubs and small trees.

GARAGE

20'06" x 11'10" With up/over door. Pedestrian door. Light and power. Cold water tap.

To the side of the garage is a private cobbled parking area including a greenhouse. There is also a further graveled parking area for two cars. Please note there is a public footpath across the shared driveway with No.1 Lind View.

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.

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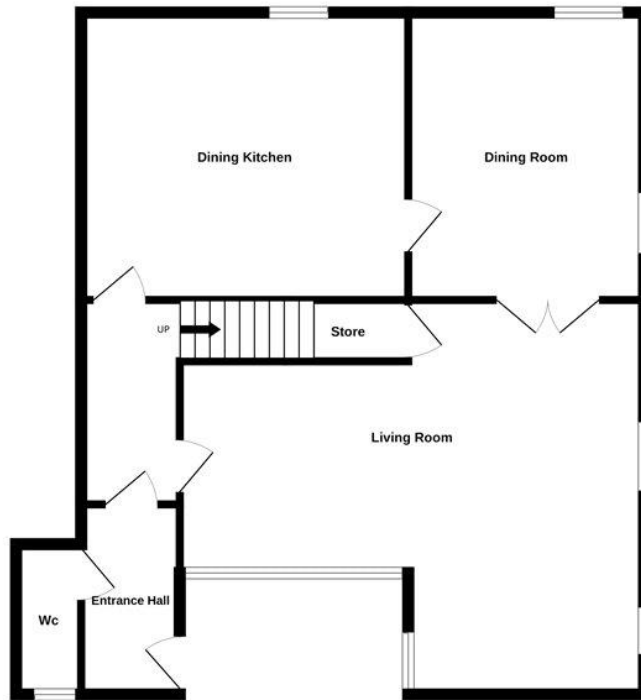
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes



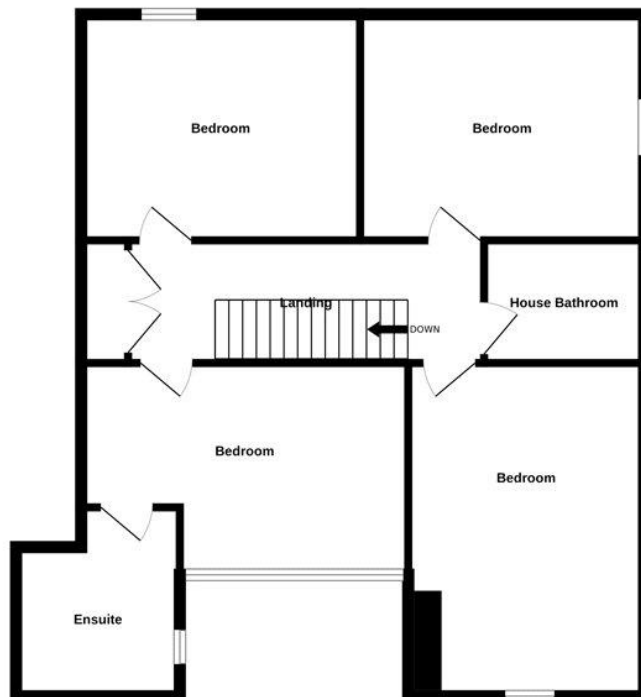




GROUND FLOOR



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)

2 Lind View Brackenley Lane Embsay SKIPTON BD23 6NW	Energy rating	Valid until: 4 March 2035
	C	Certificate number: 0360-2415-6470-2505-0771

Property type	Semi-detached house
Total floor area	167 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 C. 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		86 B
69-80	C	78 C	
55-68	D		
39-54	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.