

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



20 Barden Road, Eastby BD23 6SN
Asking Price: £575,000



+ 4



+ 3



- Character stone-built four bedroom home
- Stunning long distance rural views
- Private south facing gardens
- Three spacious reception rooms
- Beautifully presented throughout

Enjoying a delightful rural setting having views over open fields and countryside on the southern boundary of the beautiful Yorkshire Dales National Park, this character family home offers deceptively spacious four bedroom accommodation of particular merit with high quality fixtures and fittings throughout.



This unique and individual link-detached home dates back in parts to 1629 and includes a range of charming features such as exposed beams, stonework and pitch stone slate roofs. The property also has an attached two-storey annex with bedroom, providing separate living space from the rest of the house, if desired, for elderly relatives, teenagers, or potentially for Airbnb use.

Having beautiful South facing gardens and stunning long distance views the property comprises briefly:

A covered entrance porch, a stone flagged entrance hall, a very spacious sitting room with a 'Morso' log burning stove on flagged hearth and full length windows along one wall providing an abundance of natural light, a dining kitchen finished in a modern farmhouse style with superb handbuilt 'Dovetail' fitted wall and base units, multi-fuel Esse range cooker and ample integral appliances, dining room/lounge with double doors out onto the rear patio. To the first floor there are two double bedrooms both of which have stunning long distance views and a house bathroom fitted with a contemporary three piece suite. To the second floor there is a further attic bedroom with views and a recently fitted ensuite bathroom.

The ground floor of the attached annex has a lounge area which could also be used as a home office/playroom, with shower and utility room leading off. To the first floor there is a double bedroom with long distance countryside views.

Externally there is a delightful fully enclosed south-facing rear garden which is mainly laid to lawn with well stocked flower beds, two sheds, a greenhouse and stone flagged patios.



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Ideally positioned only circa 2.5 miles away from the increasingly popular market town of Skipton with its wide range of amenities, the property enjoys a delightful setting within the exclusive rural hamlet of Eastby which shares a range of amenities with the adjoining village of Embsay including a well respected primary school and nursery, a Church, a village store/sub post office, two public houses, a village hall, sports clubs, a bus service and the Embsay to Bolton Abbey Heritage steam railway line holding regular special events.

The nearby historic market town of Skipton known as the 'Gateway to the Dales' provides an extensive further range of shops, pubs and other amenities including highly regarded secondary schooling and a railway station with daily services to Leeds, Bradford and London Kings Cross. Further well respected secondary schooling is available at Upper Wharfedale in the village of Threshfield to the north whilst the popular tourist hot spots of Bolton Abbey, Burnsall and Appletreewick are only a short fifteen minutes drive away over the scenic Barden Moor to the east.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance whilst the popular Spa towns of Ilkley and Harrogate are also less than an hours drive away.

Equipped with mains gas central heating together with two log burning stoves, this substantial four bedroom cottage comprises in further detail:

GROUND FLOOR

ORIGINAL COVERED ENTRANCE PORCH

Exposed oak beam. Exterior lighting. Stone flagged flooring. Useful external store cupboard.

ENTRANCE HALL

Stone flagged flooring. Exposed oak beam. Recessed low voltage ceiling spotlights.

SITTING ROOM

20'6" x 18'10" with sealed unit UPVC double glazed windows and matching side entrance door along the full length of one wall looking out onto garden and views. Central heating radiator. Pine fronted storage cupboard. Exposed oak beams. Exposed feature stone wall. Cast-iron 'Morso' log burning stove with a stone hearth. Recessed low voltage ceiling spotlights.

DINING KITCHEN

21'1" x 13'8" with sealed unit UPVC double glazed windows with stunning long distance views. Stone flagged flooring. Central heating radiator. Exposed oak beams. Farmhouse style fitted 'Dovetail' kitchen with painted Farrow and Ball oak wall and base units and contrasting granite worktops with matching upstands. Plumbing for dishwasher. Belfast sink with chrome hot and cold mixer tap. Four ring gas hob. AEG fan assisted oven. Recess for fridge and freezer. Understairs storage cupboard. Original large stone fireplace with an Esse cast iron range multi-fuel stove with single oven and two hotplates.

LOUNGE/DINING ROOM

15'11" x 11'7" with sealed unit UPVC double glazed windows and matching double doors onto the rear patio. Superb long distance countryside views. Exposed oak beams. Central heating radiator. Feature fireplace with a stone hearth and surround with a cast iron log burning stove.

FIRST FLOOR

LANDING

Spindled balustrade.

MASTER BEDROOM

14'11" x 13'3" with sealed unit UPVC double glazed windows with superb open countryside views. Central heating radiator. Fitted wardrobing. Useful linen cupboard.

BEDROOM TWO

11'4" x 9'2" with sealed unit UPVC double glazed windows with superb open countryside views. Central heating radiator. Array of fitted bedroom furniture.

OFFICE AREA

11'6" x 6'8" with sealed unit UPVC double glazed windows. Central heating radiator. Open staircase to second floor.

HOUSE BATHROOM

Partial wall tiling. Vanity wash basin with storage underneath and mirror over. Concealed cistern back to wall w/c. Tiled bath with chrome thermostatic shower over. Chrome heated towel rail. Shaver point. Sealed unit UPVC double glazed window.

SECOND FLOOR

LANDING

Spindled balustrade. Storage cupboard.

BEDROOM

14'2" x 6'8" with a Velux window. Eaves storage. Superb long distance countryside views.

ENSUITE

Mosaic tiled flooring. Low suite w/c. Vanity wash basin with storage underneath. Extractor fan. Feature clawfoot bath. Chrome heated towel rail.

ANNEX GROUND FLOOR

SITTING ROOM/HOME OFFICE

13'8" x 11'11" with oak effect flooring. Central heating radiator. Sealed unit UPVC double glazed window and matching double doors.

UTILITY/SHOWER ROOM

12'3" x 6'7" with oak effect flooring. Heated towel rail. Extractor fan. Low suite w/c. Recessed low voltage ceiling spotlights. Corner shower cubicle with chrome thermostatic shower. Sealed unit UPVC double glazed window. Fitted worktops with storage underneath. Plumbing for a washing machine and recess for a dryer. Ceramic bowl and drainer sink with chrome hot and cold mixer tap.

ANNEX FIRST FLOOR

BEDROOM

12'2" x 8'9" with sealed unit UPVC double glazed window. Central heating radiator. Storage cupboard housing the Vaillant gas fired combination boiler. Superb long distance countryside views.

EXTERNAL

To the front, on-street parking is readily available for several vehicles. To the rear there is a good size south-facing garden which is mainly laid to lawn with well-stocked flower beds and stone flagged patios. Water tap with hot and cold water. Storage shed.

There is also an attached strip of garden with street access, further lawn, shed and greenhouse and log and bin storage which is on a long-term licence from the Bolton Abbey Estate.

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. 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

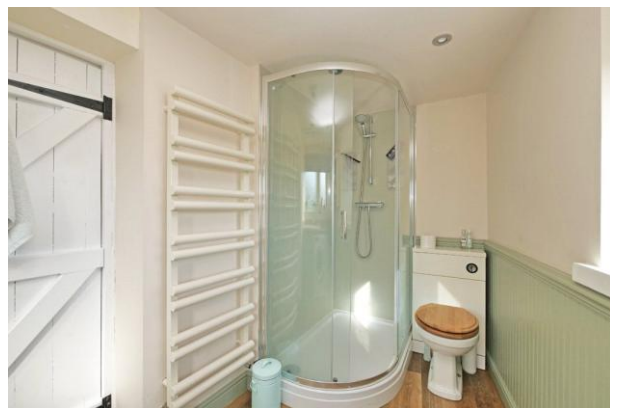
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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: JT26032025

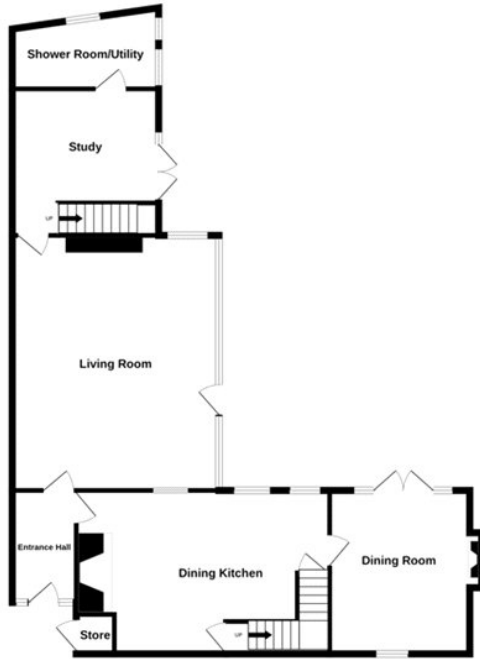
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.







GROUND FLOOR



1ST FLOOR



2ND 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)

| | | |
|---|---------------|---|
| 20 Barden Road Eastby SKIPTON BD23 6SN | Energy rating | Valid until: 19 March 2035 |
| | D | Certificate number: 0380-2710-9470-2125-8815 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 187 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 D. It has the potential to be A.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 61 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.