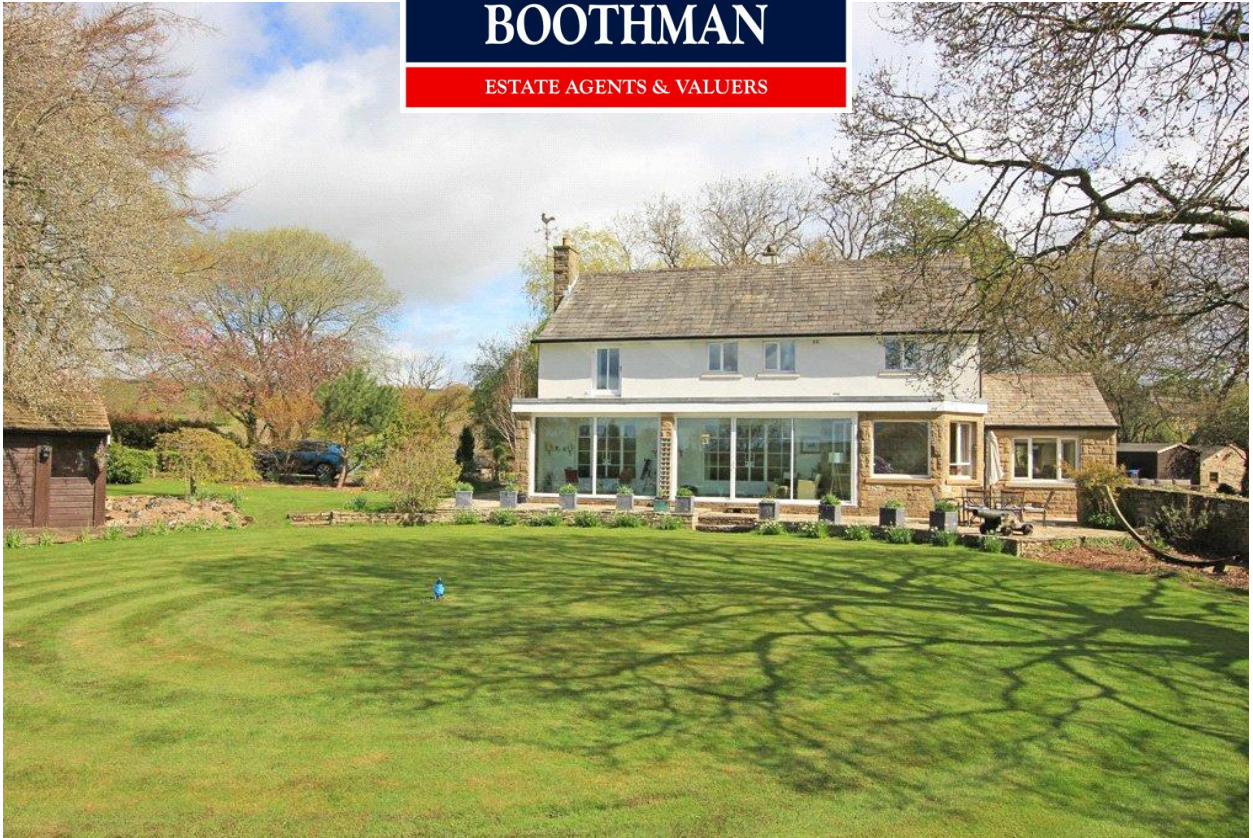


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



Cock Hill, Sour Lane, Stirton, Skipton,  
North Yorkshire BD23 3LH  
Asking Price: £1,135,000



+ 6



+ 3



- An outstanding individual detached residence of distinction
- Spacious and well equipped family sized accommodation.
- Idyllic location in the rural hamlet of Stirton surrounded by beautiful open countryside.

• Superb long distance open views

This outstanding, spacious and well equipped individual detached residence provides family sized six bedroomed en-suite accommodation standing in a delightful large private garden whilst enjoying an idyllic location in the exclusive rural hamlet of Stirton which is set amidst beautiful open countryside less than one and a half miles away from Skipton High Street.





Bordering fields commanding superb long distance open views, this prestigious home of distinction was constructed circa 1953 and imaginatively extended during 2009.

Including propane gas central heating, sealed unit double glazing, quality fittings and fixtures and high speed fibre broadband, this unique property certainly provides an exceptional opportunity, comprising very briefly:

A reception hall, a sitting room, a sun room, a living room, a dining room and a fitted kitchen with oak fronted units, granite worktops, an island unit, built-in appliances and an Aga range whilst being open through to a breakfast room. There is also a utility room and a shower room. On the first floor is a master bedroom with an en-suite bathroom, four further bedrooms, a spacious sixth bedroom or children's room and a house bathroom. The extensive landscaped enclosed lawned gardens provide a truly delightful feature enjoying an attractive degree of privacy together with superb long distance open views across fields and countryside. The gardens also include a small copse, an orchard and an area of mature woodland. A private double entrance - in and out - driveway with a generous adjacent hard-standing provides parking/turning for several vehicles and there is an integral double garage.

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

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bustling High Street featuring an outdoor market on the cobbled 'setts' three days a week. The town offers an excellent mix of independent shops, pubs and cafés 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. In addition, the beautiful Yorkshire Dales National Park is only a short drive away to the north, offering some of the finest countryside and scenery in the UK.

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

This delightful property comprises in further detail:

## GROUND FLOOR

### RECEPTION HALL

With a substantial oak external door including leaded sealed unit glazing and matching sealed unit double glazed side windows. Central heating radiator. Oak parquet flooring. Dado rails. Staircase to the first floor with a spindled balustrade.

### SITTING ROOM

15' x 13' With sealed unit double glazing and a central heating radiator. Period fireplace with a tiled interior, a slate tiled hearth and an open grate. Oak parquet flooring. Wall light points. Superb long distance open views beyond the delightful garden across fields and countryside. Windows and predominantly glazed doors give access through to the:

### SUN ROOM

29'4" x 5' With aluminium framed floor to ceiling sealed unit double glazing providing superb long distance open views beyond the delightful garden towards fields and countryside. Stone flagged flooring.

### LIVING ROOM

16' x 15' With windows and predominantly glazed doors through to the sun room whilst providing superb long distance views as described above. Two central heating radiators. Oak parquet flooring. Cast iron multi-fuel stove on a slate hearth. Wall light points.

### DINING ROOM

12' x 11'10" An octagonal room with a sealed unit double glazed splay bay window including a window seat. Superb long distance open views beyond the delightful garden towards fields and countryside. Oak parquet flooring. Central heating radiator.

### FITTED BREAKFAST KITCHEN

15'7" (maximum) x 14'7" Well equipped with a quality range of oak fronted units providing cupboards, drawers and contrasting granite worktop surfaces having matching up-stands and a matching island unit with a recess on one side for seating to provide a breakfast table. Retractable larder unit. Built-in one and a half bowl stainless steel sink with a pillar tap and worktop drainer. Aga oil fired twin oven range including two hotplates and assisting the supply of domestic hot water. Built-in split level AEG oven with a matching microwave oven above. Fitted AEG ceramic hob having an extractor hood above. Tiled flooring. Sealed unit double glazing. Fine open views. Double central heating radiator. Integrated dishwasher. Electrolux American style fridge/freezer. Recessed low voltage ceiling spotlights. The kitchen is open through to the:

#### BREAKFAST ROOM

19'6" x 10'4" With sealed unit double glazing to three sides including matching twin French doors to the attractive gardens. Tiled flooring with underfloor heating. Wall light points. Recessed low voltage ceiling spotlights.

#### UTILITY ROOM

With sealed unit double glazing. Tiled flooring with underfloor heating. Granite worktop surface with a matching up-stand. Built-in sink with a pillar tap and worktop drainer. Plumbing for an automatic washing machine. Access door to the integral double garage. Partly multi-paned stable type external door. Deep built-in store place understairs. Fitted low voltage ceiling spotlights and recessed low voltage ceiling spotlights. Outside tap on the external Wall.

#### SHOWER ROOM

With a quality white suite comprising a low suite WC with a concealed cistern and a hand wash basin recessed into a cabinet unit with a worktop and tiled splash-back together with a large shower cubicle having a thermostatic shower. Tiled flooring with underfloor heating. Sealed unit double glazing. Ladder radiator in chrome finish. Recessed low voltage ceiling spotlights and a shower light fan. Fitted low voltage ceiling spotlights.

#### FIRST FLOOR

##### LANDING

With a spindled balustrade, a central heating radiator and a built-in glazed display cabinet.

##### MASTER BEDROOM

15' x 13' With sealed unit double glazing to two sides including a French window - giving access to the flat roof/balcony above the sun room. Superb long distance panoramic views beyond fields and countryside across the valley towards the hills. Double central heating radiator. Two deep built-in wardrobes. Wall light points.

##### LUXURIOUS EN-SUITE BATHROOM

With a quality four piece white suite comprising a panelled bath having a shower to the mixer tap together with a low suite WC with a concealed cistern, a hand wash basin recessed into a vanity cabinet/drawer unit and there is also a separate shower cubicle having a thermostatic shower. Contrasting wall tiling. Sealed unit double glazing providing superb open views towards fields and countryside. Ladder central heating

radiator in chrome finish. Slate style flooring. Shaver point. Built-in wardrobe and shelved cupboard with a cupboard above. Extractor fan. Recessed low voltage ceiling spotlights.

#### BEDROOM TWO

12'9" x 12' With sealed unit double glazing to two sides. Superb long distance panoramic views beyond fields and countryside across the valley towards the hills. Central heating radiator. Hand wash basin with a vanity cabinet unit beneath. Shaver point.

#### BEDROOM THREE

11'10" x 9' With sealed unit double glazing providing fine views. Central heating radiator. Delft shelves.

#### BEDROOM FOUR

10'9" x 7'2" With sealed unit double glazing providing superb long distance open views as described above. Central heating radiator.

#### BEDROOM FIVE

10'9" x 6'4" With sealed unit double glazing providing superb views as described above. Central heating radiator. Built-in wardrobe.

#### BEDROOM SIX/CHILDREN'S ROOM

18' (maximum) x 17' With sealed unit double glazing and two velux windows. Delightful open views. Two central heating radiators. Hand wash basin. Generous roof void storage. Fitted low voltage ceiling spotlights.

#### HOUSE BATHROOM

With a three piece white suite comprising a panelled bath having a screen and a thermostatic shower together with a pedestal wash basin and a low suite WC. Full height contrasting wall tiling. Sealed unit double glazing. Delightful open views. Shaver point. Ladder central heating radiator. Deep built-in shelved cupboard including the hot water cylinder and a wall mounted Worcester central heating boiler. Recessed low voltage ceiling spotlights.

#### OUTSIDE

The extensive mature landscaped enclosed gardens provide a truly delightful feature - enjoying a pleasant degree of privacy and superb long distance panoramic open views across fields and countryside. The gardens includes generous lawns - including a feature circular lawn - together with flower beds, bark beds, a rockery, and an extensive variety of mature trees and bushes. There is a vegetable garden with raised beds. There is also a small copse, an orchard and an area of mature woodland covering totalling approximately one acre in size. Stone flagged patios offering very pleasant sitting out areas.

#### SUMMERHOUSE

11'6" x 8'6" - With a veranda.

#### QUALITY HARTLEY BOTANIC GREENHOUSE

With electric supply.

#### TIMBER GARDEN SHED

10' x 8' - With an electricity supply.

Log store, coal bunker, kindling store and an oil tank.

PRIVATE DOUBLE ENTRANCE - IN AND OUT- DRIVEWAY AND A GENEROUS ADJACENT TARMAC HARD-STANDING

Provides ample parking and turning for vehicles. Cattle grid.

INTEGRAL DOUBLE GARAGE

17'6" x 17' With a remote control sectional up/over door, electricity sockets and fluorescent strip lights.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Freehold.

SERVICES

Mains electricity and drainage are installed. Water is from a private supply (The Stirton with Thorlby Water Trust. The maintenance charge is currently circa £200 per annum). The central heating is a propane gas system. Main gas is not available.

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: RAH140425

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





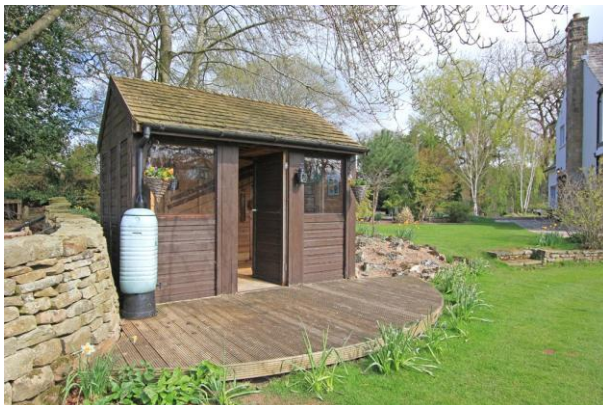




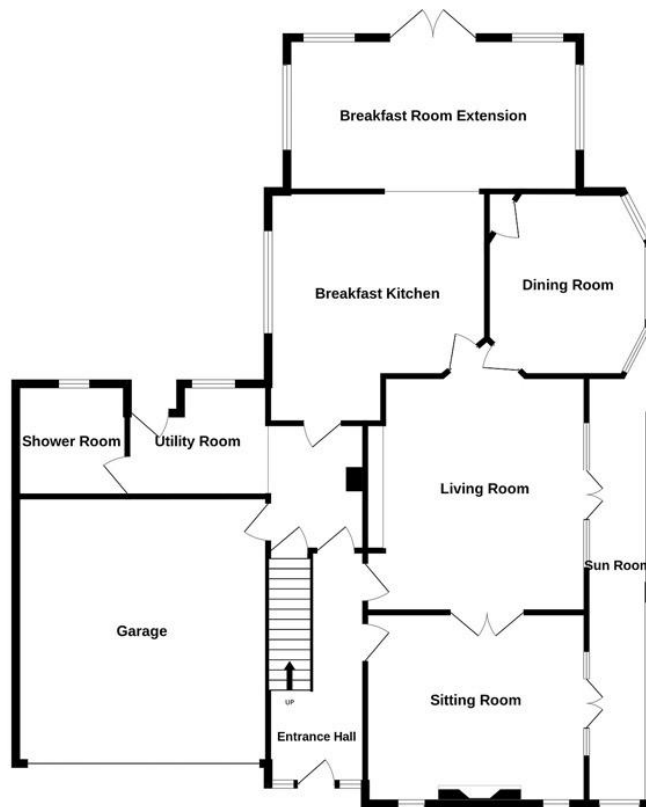




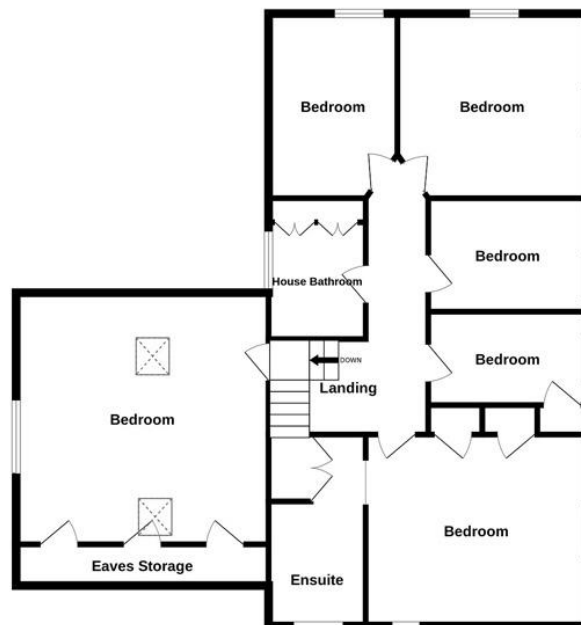




# GROUND FLOOR



# 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)

|   |                           |  |
|---|---------------------------|--|
| Cock Hill<br>Stirton<br>SKIPTON<br>BD23 3LH | Energy rating<br><b>E</b> | Valid until: 24 April 2035                   |
|   |                           | Certificate number: 2358-3049-0204-0205-7200 |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 234 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             |         | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 44 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.