

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Crown House, Skipton Road, Cononley
BD20 8NH
Asking Price: £465,000



+ 4



+ 2



- Character detached family home
- Four good sized bedrooms and a study
- Useful cellar and workshop
- Convenient and desirable location
- Spacious living accommodation stretching to 1700 square feet

Crown House is a four bedroom stone-built detached family home set in this convenient and desirable location within the village of Cononley, offering deceptively spacious and well-planned living accommodation of particular merit with quality fixtures and fittings throughout.



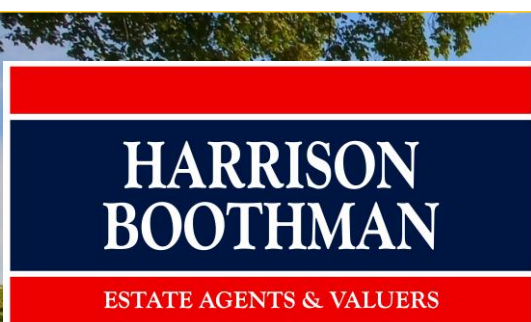
Fitted with sealed unit UPVC double glazed windows and gas fired central heating, the property offers more than first meets the eye and comprises briefly:

A porch, an entrance porch, a sitting room with a feature fireplace, a dining room with a stone fireplace housing a cast-iron multi-fuel stove, a beautifully appointed bespoke kitchen with fitted 'Secret Drawer' wall and base units and integral appliances, a bedroom/study and a house bathroom fitted with a stylish four piece suite whilst to the first floor there are four good sized double bedrooms with the master having an ensuite shower room. To the lower ground floor there are two basement rooms and an externally accessed workshop offering potential to create a home office.

Externally to the front of the property there is on-street parking whilst to the rear there is a good sized stone flagged patio alongside a small lawned section of garden to the side.

The popular and sought after village of Cononley is situated approximately three miles south of the historic market town of Skipton, known as the 'Gateway to the Dales'. The village offers a good range of local amenities including a general store, two public houses, a well respected primary school and nursery, a Church, a village institute, a superb park/playing field, and the great advantage of a railway station providing regular daily services into Skipton, Leeds and Bradford.

Certainly of interest to those looking for a character home with quality fixtures and fittings in this highly respected village community, this detached family home comprises in further detail:



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GROUND FLOOR

ENTRANCE PORCH

Coat hooks. Substantial front entrance door.

SITTING ROOM

21'2" x 12'7" with engineered oak flooring. Central heating radiator. Feature fireplace with granite hearth and inset, pine surround and a coal effect gas fire. Sealed unit UPVC windows with plantation shutters. Hardwood double doors into:

PORCH

Sealed unit UPVC windows. Hardwood rear entrance door.

DINING ROOM

21'2" x 12'6" with engineered oak flooring. Central heating radiator. Recessed low voltage ceiling spotlights. Sealed unit UPVC double glazed windows with open countryside views and plantation shutters. Feature stone fireplace with a cast iron multi-fuel stove. Exposed oak beams. Understairs storage cupboard. Access to cellar.

BREAKFAST KITCHEN

20' x 8'9" with tiled flooring. Central heating radiator. Recessed low voltage ceiling spotlights. Sealed unit UPVC double glazed window. Bespoke 'Secret Drawer' fitted wall and base units with contrasting granite worktops and matching upstands. Integral dishwasher, fridge and bin storage. Additional fitted tall floor to ceiling units. Rangemaster stove with a five ring gas hob and concealed extractor over. Inset stainless steel sink.

LOBBY

At a slightly raised level with access to the ground floor and first floor.

BEDROOM/STUDY

10'6" x 8'2 (max) with a central heating radiator and sealed unit UPVC double glazed window.

HOUSE BATHROOM

Stylish four piece suite comprising a low suite w/c, vanity wash basin with storage under, large walk in shower with Aqualisa shower and a feature ceramic bath. Central heating radiator. Chrome heated towel rail. Recessed low voltage ceiling spotlights. Tiled flooring and partial wall tiling. Extractor fan. Sealed unit UPVC double glazed window.

FIRST FLOOR

LANDING

Spindled balustrade. Loft access. Central heating radiator. Sealed unit UPVC double glazed window with superb long distance views and plantation shutters.

MASTER BEDROOM

17'3" x 12'4" (into wardrobe) with fitted wardrobing. Recessed low voltage ceiling spotlights. Central heating radiator. Sealed unit UPVC double glazed window with views over the surrounding fields and plantation shutters.

ENSUITE SHOWER ROOM

Vanity wash basin with storage underneath. Low suite w/c. Corner shower cubicle with mira electric shower. Chrome heated towel rail. Recessed low voltage ceiling spotlights. Extractor fan. Partial wall tiling.

DOUBLE BEDROOM

14'4" x 9'3" with fitted wardrobing. Sealed unit UPVC double glazed window with plantation shutters. Central heating radiator.

DOUBLE BEDROOM

10'5" x 9'5" with sealed unit UPVC double glazed window. Central heating radiator.

DOUBLE BEDROOM

12'9" x 10'5" with a feature fireplace. Central heating radiator. Sealed unit UPVC double glazed window.

LOWER GROUND FLOOR

CELLAR

12'5" x 10'7" with a ceramic sink. Hardwood rear entrance door. Ideal gas fired central heating boiler. Sealed unit UPVC double glazed window. Plumbing for a washing machine. Space for a dryer and freezer. Useful storage cupboards.

FURTHER CELLAR

12'5" x 10'7" with power, lighting and further storage.

EXTERNALLY ACCESSED WORKSHOP

14'4" x 13'7" with a large workbench. Further storage cupboard. Sealed unit UPVC double glazed windows and matching double doors.

OUTSIDE

To the front of the property on street parking is readily available. To the side there is a lawned garden with raised bed borders. To the rear there is a good sized stone flagged patio with access to the workshop and cellar.

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

Tel: Skipton 799993

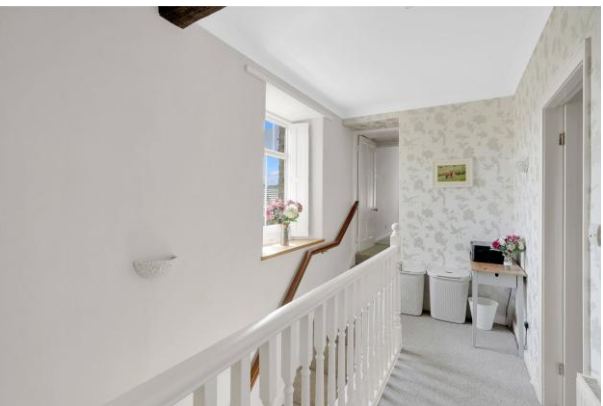
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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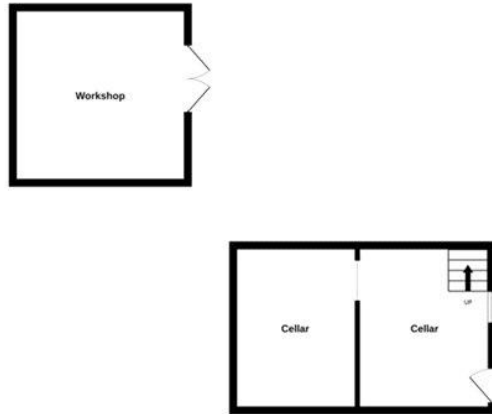
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



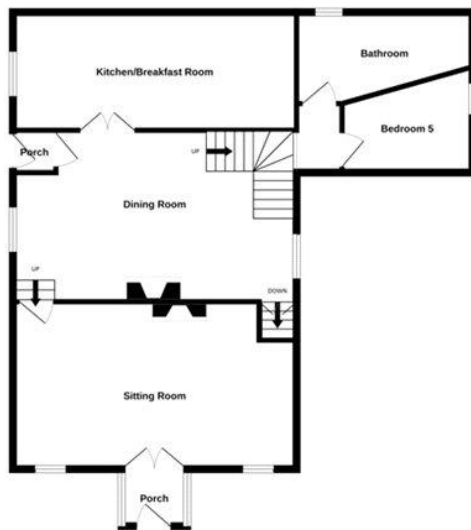




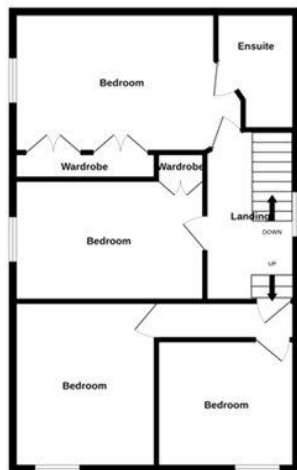
BASEMENT



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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These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.