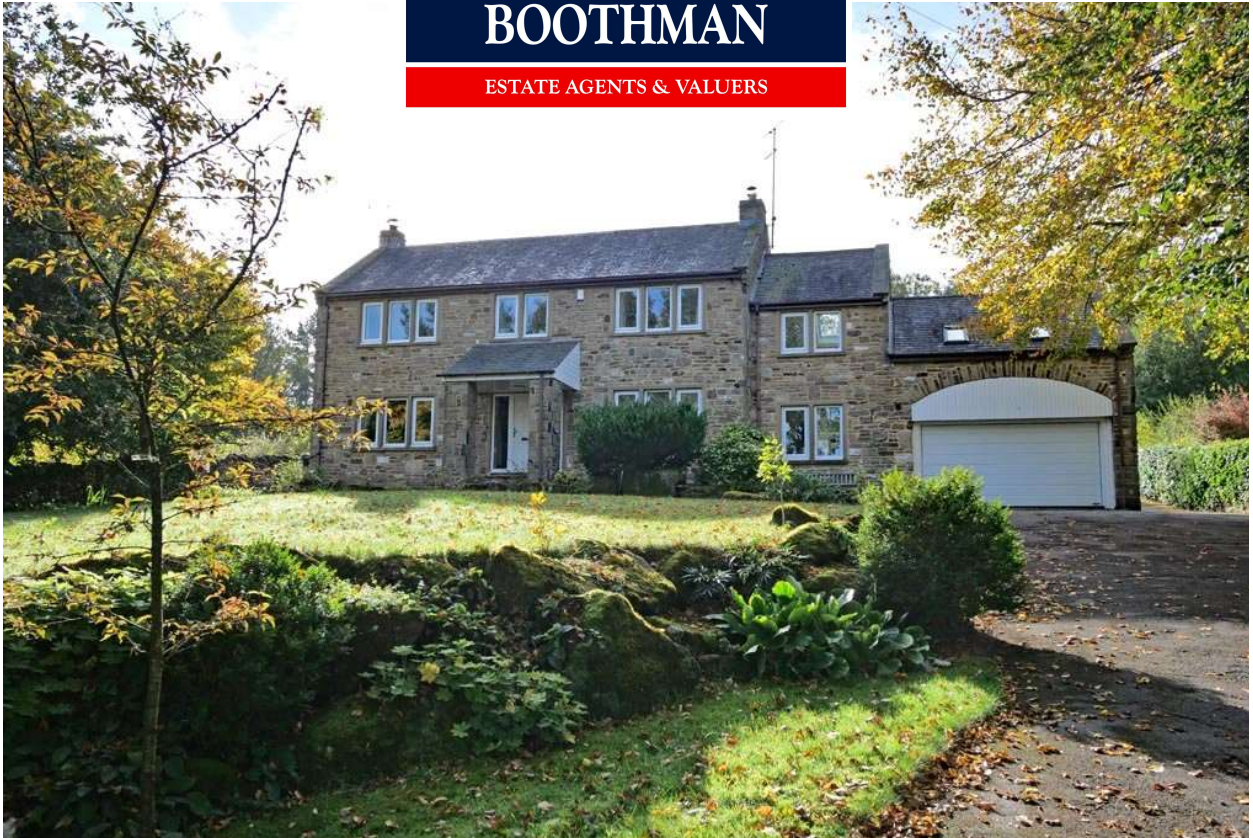


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



The Pines, Draughton BD23 6DU
Asking Price: £899,000



+ 5



+ 2



- Five Bed Detached
- Large Landscaped Gardens
- Private Driveway
- Integral Garage
- Annex

This outstanding individual stone detached property offers well equipped, spacious and versatile five bedroomed en-suite accommodation of particular merit, standing in delightful extensive landscaped gardens which provide a very attractive feature whilst also including a private driveway, generous parking facilities for



several vehicles, an integral double garage and the advantage of a small detached annex which is suitable for a variety of uses.

The Pines enjoys an enviable private location in the exclusive village of Draughton which is surrounded by beautiful open countryside only circa three miles away from the historic market town of Skipton whilst Ilkley is only approximately seven miles away to the east.

Including LPG central heating, UPVC sealed unit double glazing, a security alarm, Solar Panels, quality fittings, and fixtures, this superbly located, and family sized home certainly provides a unique opportunity.

Enjoying an attractive degree of privacy, The Pines comprises briefly:

A covered entrance, a reception hall, a cloaks/WC, a dining room, a fitted kitchen with built-in appliances and open through to a family dining/sunroom. There is also a utility room, a full width living room with a cast iron wood burning stove and a snug/music room with access to separate first floor accommodation above the integral double garage - offering a cinema Room/fifth bedroom. The first floor itself includes a primary bedroom suite which comprises an inner hall, a small dressing room, the primary bedroom, and a well-appointed shower room. There are three further bedrooms and a luxurious contemporary bathroom. The Pines stands in an unusually generous, mature landscaped garden which offers a very attractive feature - enjoying a delightful degree of privacy whilst also including a driveway, ample parking facilities for several vehicles, an integral double garage and the advantage of a small detached annex which is suitable for a variety of uses.

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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' 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 very desirable property comprises in further detail:

GROUND FLOOR

COVERED ENTRANCE

With stone pillars.

RECEPTION HALL

With UPVC sealed unit double glazing and a substantial composite front entrance door. Double central heating radiator. Terracotta tiled flooring. Security alarm control. Staircase to the first floor with spindled balustrades and a half landing. Built-in cupboard under stairs.

WC

With a two-piece white suite comprising a pedestal wash basin and a low suite WC. Terracotta tiled flooring. Contrasting full height wall tiling. UPVC sealed unit double glazing. Central heating radiator. Wall light point.

DINING ROOM

12' x 10'3" with UPVC sealed unit double glazing, a double central heating radiator and laminate oak flooring. Light oak fireplace surround with a black granite interior, a matching hearth, and a living gas open coal fire.

FITTED KITCHEN

11'9" x 9'9" well equipped with a quality range of base and wall units having French cherry wood fronts with contrasting tiled worktop surfaces including matching up-stands. One and a half bowl stainless steel sink and drainer. Mosaic tiled flooring. Built-in split level Siemens oven with a matching microwave oven above. Siemens ceramic hob with a matching extractor hood above in a stainless-steel finish canopy. UPVC

sealed unit double glazing. Double central heating radiator. Recessed LED ceiling spotlights. The kitchen is open through to the:

FAMILY DINING/SUNROOM EXTENSION

15'9" x 9'9" 15'9" with sealed unit double glazing including matching French doors to the delightful large rear garden. Fitted base cupboards including an oak worktop. Mosaic tiled flooring. Double central heating radiator. Two Velux windows. Exposed beams. Recessed LED ceiling spotlights.

UTILITY ROOM

7'6" x 7' with fitted pine fronted base and wall units providing contrasting worktop surfaces having tiled surrounds. Stainless steel sink and drainer. Plumbing for an automatic washing machine and a dishwasher. Mosaic tiled flooring. Double central heating radiator. UPVC sealed unit double glazing. Fitted LED ceiling spotlights. Substantial composite external door.

FULL WIDTH LIVING ROOM

20'3" x 13'3" with UPVC sealed unit double glazing to front and rear elevations - the latter including a patio door to the delightful large rear garden. Three double central heating radiators. Carved pine surround to a fireplace with a light marble inner surround, a matching hearth, a brick interior, and a cast iron wood burning stove. Dado rails. Wall light points. Long distance views at the front towards the hills across the valley.

SNUG/MUSIC ROOM

17'4" x 10' with UPVC sealed unit double glazing to front and rear elevations - the latter comprising twin French doors to the delightful large rear garden. Long distance views at the front towards the hills across the valley. Double central heating radiator. Carved pine surround to a fireplace with a light marble interior, a matching hearth, an ornate cast iron fender and a living flame coal style electric fire. Deep built-in store cupboard. Recessed LED ceiling spotlights.

A staircase gives access to the separate first floor accommodation above the integral double garage - comprising:

CINEMA ROOM/ FIFTH BEDROOM

16'11" x 16'05" with four Velux windows. Central heating radiator.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing providing seasonal long-distance views at the front across the valley towards the hills. Central heating radiator. Spindled balustrades. Recessed LED ceiling spotlights.

THE MASTER BEDROOM SUITE

Comprises:

AN INNER HALL AND A SMALL DRESSING ROOM

Including UPVC sealed unit double glazing, a central heating radiator, a built-in wardrobe and a built-in cupboard containing the hot water cylinder.

PRIMARY BEDROOM

17'3" x 10' with UPVC sealed unit double glazing to front and rear elevations. Long distance seasonal views at the front across the valley towards the hills. Two central heating radiators. Velux window. LED ceiling spotlights.

LUXURIOUS SHOWER ROOM

With a quality contemporary suite comprising a hand wash basin recessed into a granite worktop incorporating a vanity cabinet unit beneath together with a low suite WC and a large shower cubicle - including multi-jet steam showers, a drench shower and a hand-held shower, seating, and lighting. Full height contrasting wall tiling and also tiled flooring. UPVC sealed unit double glazing. Ladder central heating radiator. Fitted mirror fronted medicine cabinet. Recessed LED ceiling spotlights.

BEDROOM TWO

13'3" x 9'4" with UPVC sealed unit double glazing providing long distance seasonal views at the front across the valley towards the hills. Central heating radiator.

BEDROOM THREE

11'10" x 9'6" with UPVC sealed unit double glazing providing views across the delightful large rear garden. Double central heating radiator. Built-in wardrobes.

BEDROOM FOUR

11'10" (maximum into recess) x 10'4" (maximum) with UPVC sealed unit double glazing providing long distance seasonal views at the front across the valley towards the hills. Double central heating radiator. Built-in wardrobe, matching fitted high level cupboards and a fitted display shelf unit. Fitted ceiling spotlights.

LUXURIOUS BATHROOM

With a quality contemporary four-piece white suite comprising a large built-in bath, a low suite WC, a hand wash basin with a vanity cabinet unit beneath and a large shower cubicle incorporating glass screens, a mermaid panelled surround, a hand-held shower, and an overhead drench shower. Contrasting full height wall tiling in marble style and also marble style tiled flooring. UPVC sealed unit glazing. Ladder central heating radiator in chrome finish. Extractor fan. Recessed LED ceiling spotlights.

OUTSIDE

There are extensive established landscaped front gardens including a generous lawn, rockeries, colourful heathers, flowers, a variety of bushes and mature trees, a natural lily pond, a habitat area, a flagged patio and also a private tarmac driveway which continues around to the rear of the house.

INTEGRAL DOUBLE GARAGE

With an electric up/over door, electric light, and electricity sockets.

The unusually generous mature landscaped rear garden provides an attractive feature - enjoying a delightful degree of privacy - whilst including a spacious lawn, colourful well stocked rockeries and stone flagged patio area adjoining the property.

The landscaped garden also includes a curving gravel path leading through raised flowerbeds including, a variety of established trees, perennials, shrubs, a fishpond with mature koi carp, water features, and a greenhouse. The rear garden also enjoys fine southerly aspects.

ADDITIONAL BLOCK PAVED PARKING/HARD-STANDING

The tarmac driveway - as previously stated - continues around the rear of the house opening up to provide generous additional parking for more vehicles.

GARDEN STORE

A DETACHED STONE ANNEX

Provides:

ENTRANCE HALL

With a traditional external door and mosaic tiled flooring.

WC

With a two-piece white suite comprising a back-to-wall WC and a hand wash basin which is semi-recessed into a worktop with a cabinet beneath. Partial full height wall tiling. Mosaic tiled flooring. Sealed unit double glazing. Shaver point. Glass brick inner wall.

SHOWER ROOM

With a tiled shower cubicle including a Mira independent shower. Mosaic tiled flooring. Extractor fan. Dimplex wall mounted electric heater.

GROUND FLOOR

19'9" x 12'6" plus 6'9" x 6'9" with sealed unit double glazing, a Dimplex wall mounted electric heater and a Heatstore electric night storage heater. Partial wall panelling. Built-in ceiling lights. Staircase with a spindled balustrade giving access to the:

FIRST FLOOR

18'2" x 9'10" with fitted base units providing cupboards, drawers, and a worktop surface. Stainless steel sink and drainer. Two skylight windows. Built-in roof void store cupboards. Wall mounted Dimplex electric convector heater. Spindled balustrade. Exposed beams. Fitted ceiling spotlights.

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 All mains' services are installed. The central heating is an LPG system. Mains gas is not available in the village of Draughton.

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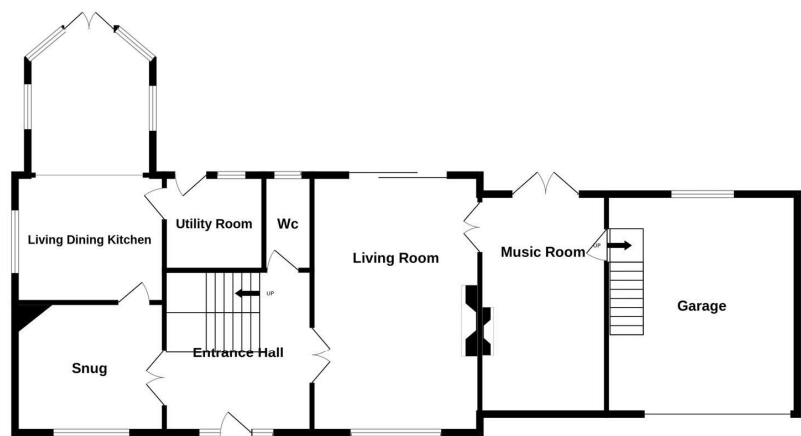
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.







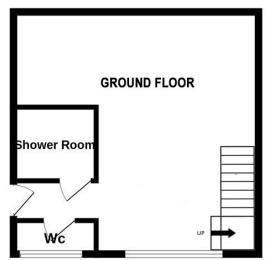
GROUND FLOOR



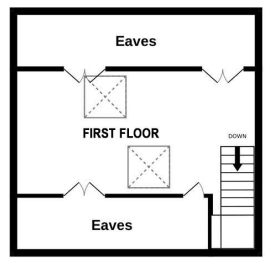
1ST FLOOR



ANNEX GROUND FLOOR



ANNEX FIRST 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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Any prospective purchaser should satisfy themselves by inspection of the property.