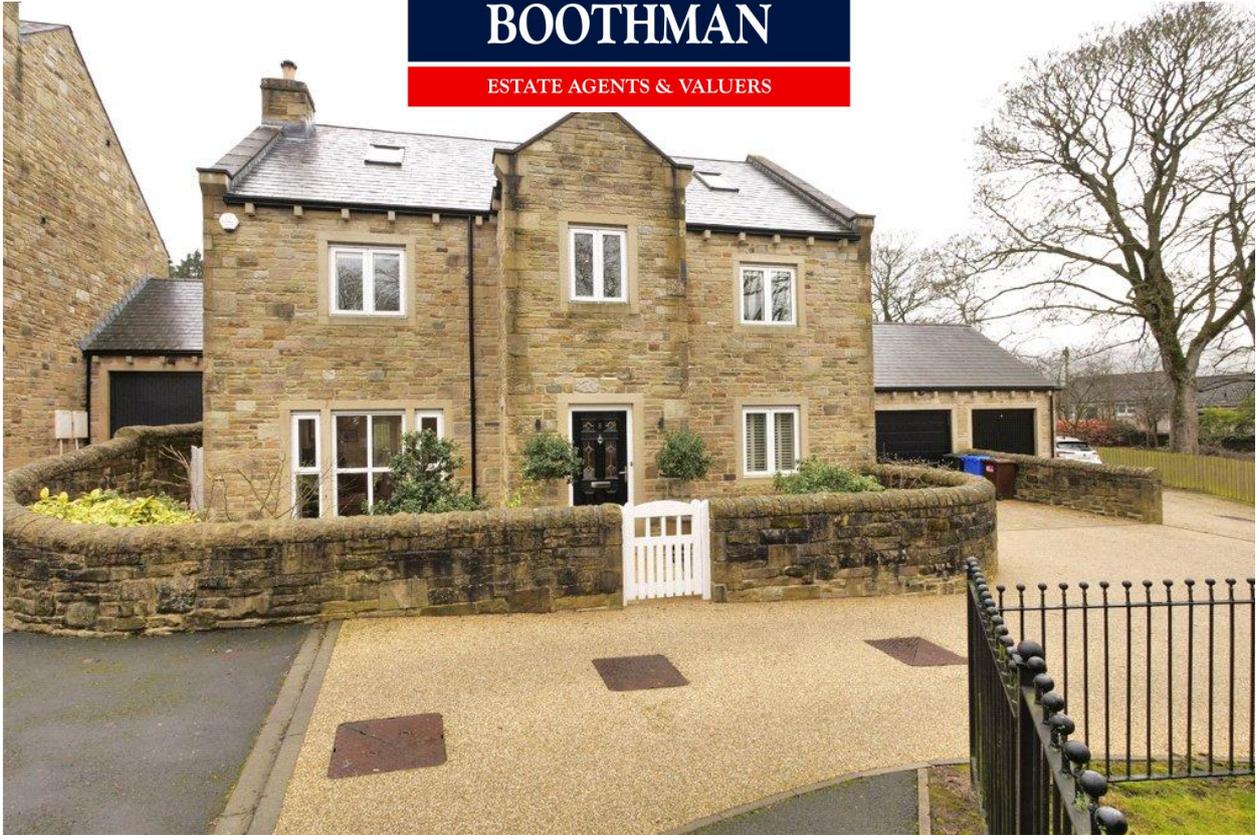


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



8 High Castle, Rectory Lane, Skipton
BD23 1FP
Asking Price: £825,000



+ 5



+ 3



- NO FORWARD CHAIN
- Exclusive development situated just off "The Bailey"
- Only a few minutes walk from the High Street
- Beautifully constructed in random stonework
- Adjoining double garage
- Five double bedrooms plus three bathrooms
- Magnificent kitchen with comprehensive range of integrated appliances together with granite worktop surfaces
- Ground floor office/snug
- Utility room

This spacious and truly outstanding five double bedroom modern stone built detached property enjoys an enviable position within this exclusive cul-de-sac development, just off "The Bailey" and only a few minutes walk from the High Street with its wide range of shops and other amenities.



Beautifully constructed in random reclaimed stonework only circa nine years ago by the highly respected local developer, R N Wooler & Co. Limited, this luxurious property is appointed to an extremely high standard throughout including a range of bespoke fitted upgrades whilst also including the great advantage of a private driveway, an adjoining double garage and a generous rear garden benefiting from a high level of privacy.

Raised up from "The Bailey" and positioned directly opposite the grounds of the town's historic Medieval Castle and with a colourful embankment incorporating the distinctive row of majestic sycamore trees alongside, the prestigious "High Castle" development comprises only nine superior modern homes and really does occupy a superb position close to the centre of Skipton. The property will certainly appeal to those searching for an exceptionally high standard of accommodation within this very convenient central location.

The very spacious en-suite accommodation is imaginatively arranged over three floors, offering an excellent level of versatility, ideal for families and those households now working from home whilst also being perfect for anyone requiring generous guest bedroom accommodation.

Incorporating high quality sealed unit double glazed timber framed windows, attractive oak veneer internal doors with quality fittings, a security alarm system, a mains gas central heating system incorporating energy efficient "zoned" underfloor heating to the ground floor, a wood burning stove to the living room, an excellent range of fitted wardrobes to all three first floor bedrooms, three contemporary bathrooms equipped with underfloor heating and a magnificent open plan living/dining kitchen with comprehensive



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range of integrated appliances together with impressive granite worktop surfaces. The ground floor also benefits from a well equipped utility room, a dedicated home office/snug and a ground floor WC/cloak room. The property has been maintained to an extremely high standard throughout and has also been subject to a variety of other enhancements such as stylish plantation style blinds/shutters. The spacious adjoining double garage features a full width remote controlled sectional style door and is equipped with light, power and cold water tap. The property incorporates a high level of thermal insulation resulting in an outstanding energy efficiency rating.

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' 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. 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.

Having not changed hands since it was originally constructed circa 2016, the property is now offered for sale due to a relocation and with various good quality items of furniture being available for inclusion in the sale if required. Comprising in further detail:

SPACIOUS RECEPTION HALLWAY

With quality composite leaded sealed unit double glazed front entrance door. Sealed unit double glazed windows to both sides. Recessed ceiling spotlights. Engineered oak flooring equipped with underfloor heating. Stairs leading off to the first floor incorporating an attractive oak balustrade and hand rail. Useful store cupboard underneath.

GROUND FLOOR STUDY/SNUG

10'4" x 7'3" With sealed unit double glazed window to the front incorporating plantation style shutters/blinds. Pleasant views at the front. Recessed ceiling spotlights. Engineered oak flooring equipped with underfloor heating. Telephone point.

SPACIOUS THROUGH LIVING ROOM

24'8" x 14'3" (both maximum) A delightful triple aspect room incorporating full height sealed unit double glazed windows to the front and side together with UPVC sealed unit double glazed patio doors leading to the rear garden. Stylish plantation style shutters/blinds to all windows. Engineered oak flooring equipped with underfloor heating. Cast iron wood burning stove set within a recessed chimney breast

opening incorporating a dark slate hearth. Recessed ceiling spotlights. Wall mounted Mitsubishi air conditioning unit with heating and cooling function. Twin part glazed oak doors leading to the kitchen.

SPACIOUS LIVING/DINING KITCHEN

24'11" x 17'1" (both maximum) Superbly appointed with a range of stylish and contemporary light stone coloured wood grain finish wall and base units incorporating complementary granite worktop surfaces together with matching breakfast bar peninsular. One and a half bowl recessed Franke ceramic sink with drainer grooves into the worktop surface. Spray head mixer tap. Integrated Siemens multi-function oven/grill together with matching warming drawer and microwave. Integrated AEG fridge/freezer. Siemens five ring induction hob with complementary splash-back and matching Siemens extractor canopy. Integrated Siemens dishwasher. Sealed unit double glazed windows overlooking the rear garden incorporating plantation style shutters/blinds. UPVC sealed unit double glazed patio doors leading to the rear garden. Stone effect floor tiles incorporating underfloor heating. Concealed Worcester gas central heating boiler, Recessed ceiling spotlights.

UTILITY ROOM

8' x 6'3" Superbly appointed with a range of fitted wall and base units to match the kitchen also incorporating granite worktop surfaces. Recessed stainless steel sink with drainer grooves into the worktop surface. Full height fitted cloaks cupboard. Integrated AEG washing machine. Integrated AEG dryer. Stone effect floor tiles incorporating underfloor heating. Quality composite sealed unit double glazed side entrance door leading to the driveway/garage. Extractor fan. Door leading to:

GROUND FLOOR WC

Superbly appointed with a low suite WC with concealed cistern together with a floating hand wash basin set on a vanity cupboard unit. Recessed ceiling spotlights. Sealed unit double glazed window. Extractor fan. Electric chrome towel radiator with digital programmer. Stone effect floor tiles equipped with underfloor heating.

FIRST FLOOR

LANDING

With sealed until double glazed window to the front with plantation style shutters/blinds. Space for a desk/furniture. Stairs leading off to the second floor incorporating an attractive oak balustrade and hand rail. Recessed ceiling spotlights.

MASTER BEDROOM

24'8" x 14'3" (both maximum) Superbly appointed with an excellent range of fitted wardrobes. Sealed unit double glazed windows to the front and rear incorporating plantation style shutters/blinds together with further integrated blinds. Pleasant views at the front. Recessed ceiling spotlights. Two central heating radiators. Door leading to:

SPACIOUS AND LUXURIOUS EN-SHOWER ROOM

Superbly appointed with a contemporary white suite comprising low suite WC with concealed cistern, floating hand wash basin and a walk-in shower housing a chrome dual/drench head mixer shower. Full

height wall and floor tiling. Electric underfloor heating. Recessed ceiling spotlights. Extractor fan. Chrome dual fuel towel radiator. Wall mounted mirrored cabinet with light and shaver point.

BEDROOM TWO

14'2" x 13'9" (both maximum) With sealed unit double glazed window incorporating plantation style shutters/blinds together with further integrated blinds. Superbly appointed with an excellent range of fitted wardrobes. Recessed ceiling spotlights. Central heating radiator.

HOUSE BATHROOM

Superbly appointed with a contemporary white four piece suite comprising low suite WC with concealed cistern, floating hand wash basin, a double ended bath with central pillar tap and a walk-in shower housing a chrome dual/drench head mixer shower. Full height wall and floor tiling. Electric underfloor heating. Dual fuel chrome towel radiator. Recessed ceiling spotlights. Sealed unit double glazed window. Extractor fan. Wall mounted mirrored cabinet incorporating light and shaver point.

BEDROOM THREE

11'11" x 10'7" (plus wardrobes) Superbly appointed with an excellent range of fitted wardrobes. Sealed unit double glazed window incorporating plantation style shutters/blinds together with further integrated blinds. Central heating radiator. Recessed ceiling spotlights.

SECOND FLOOR

LANDING

With recessed ceiling spotlights. Deep double store cupboard housing the hot water cylinder.

BEDROOM FOUR

14'2" x 14'5" With two sealed unit double glazed velux roof windows incorporating black-out-blinds. Sealed unit double glazed bull's eye style window to the gable end with plantation style shutters. Central heating radiator. Recessed ceiling spotlights.

BEDROOM FIVE

14'2" x 10'9" With two sealed unit double glazed velux roof windows incorporating black-out blinds. Sealed unit double glazed bull's eye style window to the gable end with plantation style shutters/blinds. Central heating radiator. Recessed ceiling spotlights.

HOUSE SHOWER ROOM

Superbly appointed with a contemporary white suite comprising low suite WC with concealed cistern, floating hand wash basin set on a vanity cupboard unit and a walk in shower enclosure housing a chrome dual/drench head mixer shower. Full height wall and floor tiling. Electric underfloor heating. Recessed ceiling spotlights. Extractor fan. Wall mounted mirrored cabinet incorporating light and shower point. Dual fuel chrome towel radiator.

OUTSIDE

The property benefits from a colourful and well established front garden incorporating a range of shrubs together with stone boundary walls and gated access.

There is a private block paved driveway to the side leading to the:

ADJOINING DOUBLE GARAGE

18' x 17'11" Equipped with full width remote control sectional style up and over door. Sealed unit double glazed window to the rear. Composite rear entrance door leading to the garden. Fitted light, power and cold water tap. Please note the garage adjoins a neighbouring garage.

To the rear there is a particularly generous level garden benefiting from an excellent degree of privacy whilst incorporating a good sized Indian stone flagged patio and pathways, artificial turfing and a feature raised border incorporating stone retaining wall together with a range of colourful shrubs and small trees. Gated access to the remaining side. External power point. External lighting. External cold water tap.

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.

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.

VIEWINGS

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: SBS020326

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

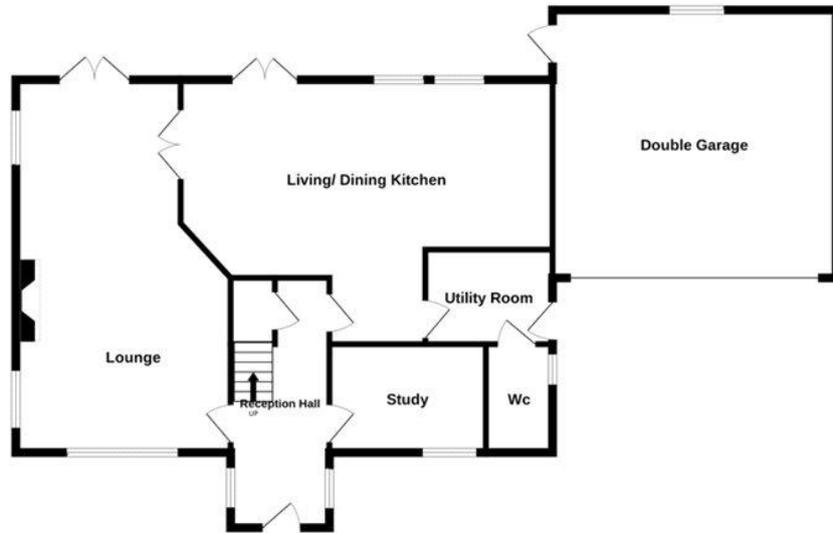




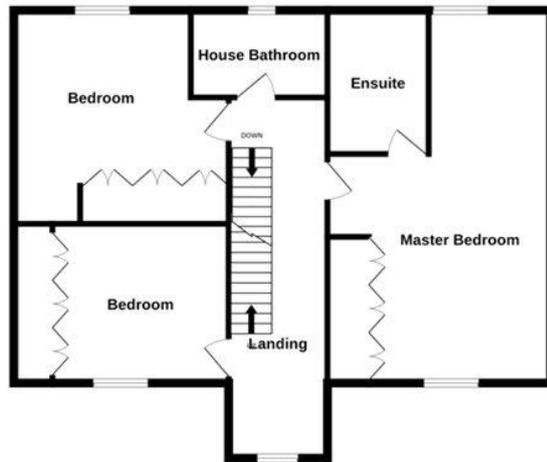




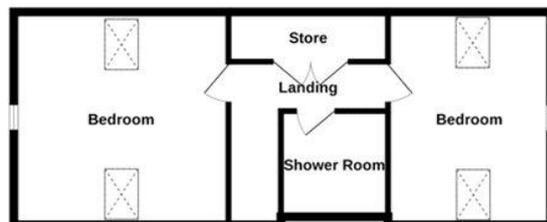
GROUND FLOOR



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)

8 High Castle
Rectory Lane
SKIPTON
BD23 1FP

Energy rating

B

Valid until: **27 November 2026**

Certificate number: **8416-7539-4379-8858-8922**

Property type	Detached house
Total floor area	220 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 B. 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	84 B	89 B
69-80	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.