

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Oakfield House, Hazlewood, Skipton
BD23 6JA
Asking Price: £875,000



+ 6



+ 5



- Beautiful period family home
- Blend of character charm and modern fixtures and fittings
- Versatile and spacious living accommodation
- Meticulously maintained gardens
- Ample parking for several vehicles
- Panoramic countryside views

Oakfield House is an impressive and substantial stone built detached period home dating back to the 19th century with a mix of original character charm with stylish modern fixtures and fittings throughout. The property offers over 5000 square feet of imaginatively planned and well-presented living accommodation of



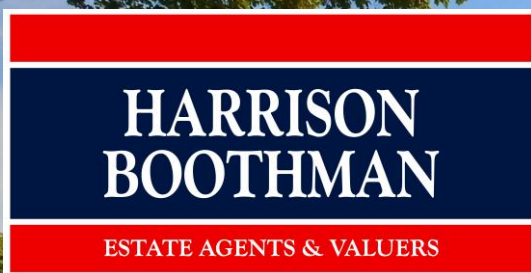
particular merit. Externally the property sits on an extensive plots with meticulously maintained gardens with stunning panoramic views over the beautiful Wharfedale countryside.

Strongly recommended for inspection, this superbly appointed family home has been upgraded by the current vendors to provide spacious and versatile six bedroom en-suite accommodation whilst including the great advantage of a lower ground floor area which is currently fit out with a cinema room and a home-gym, perfect for families.

Fitted with a mix of sealed unit UPVC and hardwood double glazed windows and oil fired central heating, the property comprises briefly:

A stone-built entrance porch, a family dining room with an abundance of period features, a hallway with feature stained glass window, a living room with large dual aspect bay windows with stunning long distance views, a sitting room with a feature fireplace having a cast-iron multi fuel stove, a w/c, a superbly appointed breakfast kitchen fitted with contemporary wall and base units with integrated appliances whilst also benefitting from having a walk in pantry. To the lower ground floor there are two versatile rooms that are currently used as a cinema room and a home-gym. To the first floor there is a beautiful landing with a stained glass window and oak spindled balustrade, four good sized double bedrooms with three having ensuite bathrooms, utility room, trunk room and the house bathroom which is well-equipped with a three piece suite. To the second floor there is a large attic bedroom.

There is also the rare addition of an annex which can be closed off from the main house. The accommodation consists of a living/dining/kitchen with a ground floor w/c whilst to the first floor there is a large double bedroom which is open to a luxury house bathroom.



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Externally the property sits within an extensive plot with a private driveway, meticulously maintained gardens having a large lawn, mature shrub and tree borders and stone paved patio's benefitting from stunning panoramic countryside views.

The local area is renowned for its stunning scenery providing an excellent landscape for walking, fishing, cycling, fell running and a range of other outdoor pursuits.

The property is within a stone's throw of Bolton Abbey and sits in a beautiful location within the Wharfe Valley Countryside. Within Bolton Abbey there is the Devonshire Arms Hotel with a spa, brasserie and restaurant. There is a local Primary School nearby whilst also sitting within catchment for the renowned Ermysted's Grammar School and Skipton Girls' High.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa eight miles away to the south providing more extensive shopping and recreational facilities together with a railway station providing regular daily service into Leeds and Bradford together with a direct service to London Kings Cross.

With much to commend it, the property comprises in further detail:

GROUND FLOOR

STONE ENTRANCE PORCH

Sealed unit windows and a matching front entrance door. Exposed stone.

DINING ROOM

24'5 x 15'2 with oak flooring. Dado rail. Ceiling rose. Ornate cornicing. Fitted alcove wall and base units. Sealed unit sash windows. Central heating radiators. Feature stone fireplace.

RECEPTION HALLWAY

Mosaic tiled flooring. Ornate cornicing. Ceiling rose. Feature archways. Stained glass sealed unit window. Central heating radiators. Open oak staircase to the first floor.

DRAWING ROOM

19'9 x 14'9 with beautiful bay windows incorporating sealed unit double glazed windows and sash windows with stunning open countryside views. Ceiling rose. Ornate cornicing. Central heating radiators. Cast iron multi fuel stove with a stone hearth.

LIVING ROOM

22'7 (into bay) x 15'6 with a beautiful feature fireplace with a decorative wood surround, stone hearth and a cast iron multi fuel stove. Bay window with sealed unit sash windows looking over the surrounding fields. Ceiling rose. Ornate cornicing.

W/C

Ceiling rose. Ornate cornicing. Chrome heated towel rail. Central heating radiator. Pedestal wash basin. Low suite w/c. Sealed unit UPVC window.

BACK HALLWAY

Stone flagged flooring. Central heating radiator. Access to the lower ground floor.

BREAKFAST KITCHEN

20'10 (max) x 14'9 with a quality contemporary kitchen with fitted wall and base units with contrasting quartz worktops and matching upstands. Inset one and a half ceramic bowl sink and drainer grooves into the worktop. Integrated dishwasher. Integrated fridge and freezer. Belling range cooker. Breakfast island with base units. Wall radiator. Sealed unit UPVC double glazed window and matching side entrance door. Oak effect flooring. Recessed low voltage ceiling spotlights.

PANTRY

Sealed unit UPVC double glazed window. Fitted shelving. Recessed low voltage ceiling spotlights.

LOWER GROUND FLOOR

HALLWAY

Fitted base units with a wine fridge.

HOME GYM

19'8 x 13'10 with sealed unit UPVC double glazed window. Central heating radiator. Storage area. Pressurised hot water cylinder.

CINEMA ROOM

16'6 x 15' with sealed unit UPVC double glazed windows and a matching door. Central heating radiator.

FIRST FLOOR

LANDING

Spindled oak balustrade. Central heating radiators. Ceiling rose. Ornate cornicing and archway. Feature stained glass window.

UTILITY ROOM

7'10 x 4'7 with a vanity wash basin. Plumbing for a washing machine. Space for a dryer. Central heating radiator. Sealed unit UPVC double glazed window and hardwood sash window.

HOUSE BATHROOM

Panelled bath with chrome thermostatic bath taps and a shower head attachment with tiled surrounds. Low suite w/c. Ceramic wash basin built into a unit with storage underneath and a mirror over. Chrome heated towel rail. Central heating radiator. Sealed unit UPVC double glazed window.

MASTER BEDROOM

19' x 15'2 with bay windows incorporating sealed unit UPVC double glazed windows with stunning panoramic countryside views. Central heating radiators. Ceiling rose. Ornate cornicing. Dado rail.

ENSUITE BATHROOM

Jacuzzi bath. Pedestal wash basin. Low suite w/c. Shower cubicle with an electric shower. Central heating radiator. Recessed low voltage ceiling spotlights. Sealed unit UPVC double glazed window.

DOUBLE BEDROOM

14'10 x 11'11 with ornate cornicing. Ceiling rose. Central heating radiator. Sealed unit UPVC double glazed window with stunning views.

TRUNK ROOM

Useful storage room.

DOUBLE BEDROOM

15'9 x 15'3 with ornate cornicing. Ceiling rose. Central heating radiator. Sealed unit UPVC double glazed window with stunning views. Open to:

DRESSING ROOM

Recessed low voltage ceiling spotlights. Central heating radiator. Space for wardrobes.

ENSUITE

Pedestal wash basin. Low suite w/c. Large walk in shower with a chrome thermostatic shower. Chrome heated towel rail. Sealed unit UPVC double glazed window. Recessed low voltage ceiling spotlights.

DOUBLE BEDROOM

17'11 x 15'4 with ornate cornicing. Ceiling rose. Central heating radiator. Sealed unit UPVC double glazed window with stunning countryside views.

ENSUITE BATHROOM

Panelled bath with chrome bath taps and a shower head attachment with tiled surrounds. Pedestal wash basin. Low suite w/c. Chrome heated towel rail. Recessed low voltage ceiling spotlights.

SECOND FLOOR

ATTIC BEDROOM

15'7 x 14'7 with a spindled balustrade. Fitted wardrobing. Hardwood sealed unit window.

ANNEX

GROUND FLOOR

LIVING DINING KITCHEN

17'10 x 14'3 with oak herringbone flooring. Hardwood sealed unit sash windows. Recessed low voltage ceiling spotlights. Fitted wall and base units with a solid wood block worktop. Wine fridge. Slimline dishwasher. Belfast sink with chrome hot and cold mixer tap. Central heating radiators.

W/C

Hardwood sealed unit window. Extractor fan. Low suite w/c. Ceramic wash basin.

FIRST FLOOR

DOUBLE BEDROOM

14'6 x 9'6 with ornate cornicing. Sealed unit UPVC double glazed window. Central heating radiator. Open to:

LUXURY BATHROOM

Claw foot bath. High level traditional w/c. Ceramic wash basin. Large walk in shower with chrome thermostatic and rainfall shower over with metro tiled surrounds. Extractor fan. Central heating radiator. Hardwood sealed unit sash window.

OUTSIDE

The property sits within an extensive plot with a private driveway, meticulously maintained gardens having a large lawn, mature shrub and tree borders and stone paved patio's benefitting from stunning panoramic countryside views.

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 with oil fired central heating as there is no mains gas to the property.

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.

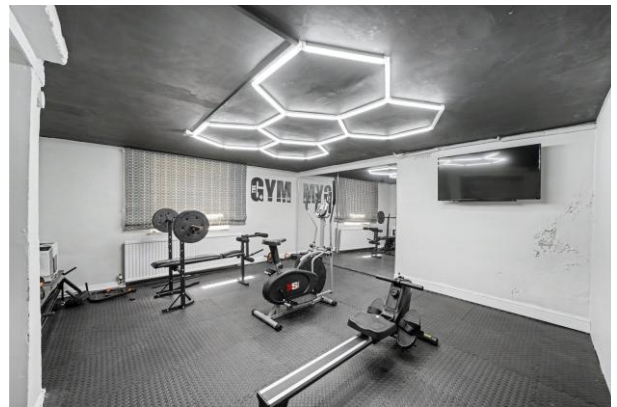
Tel: Skipton 799993

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

Ref: JT30042026

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





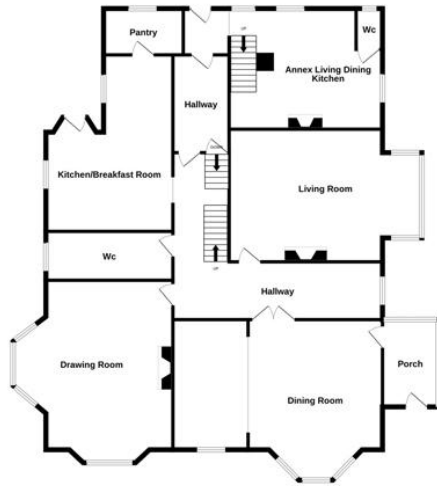




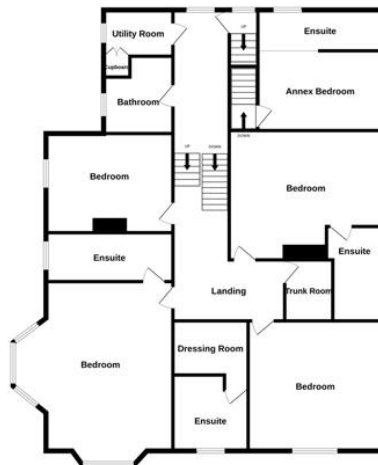
BASEMENT



GROUND FLOOR



1ST FLOOR



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)

| | | |
|--|---------------------------|---|
| Oakfield House Hazlewood SKIPTON BD23 6JA | Energy rating F | Valid until: 17 May 2028 |
| | | Certificate number: 0753-2883-7150-9198-1081 |

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 470 square metres |

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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 | | 70 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 21 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.