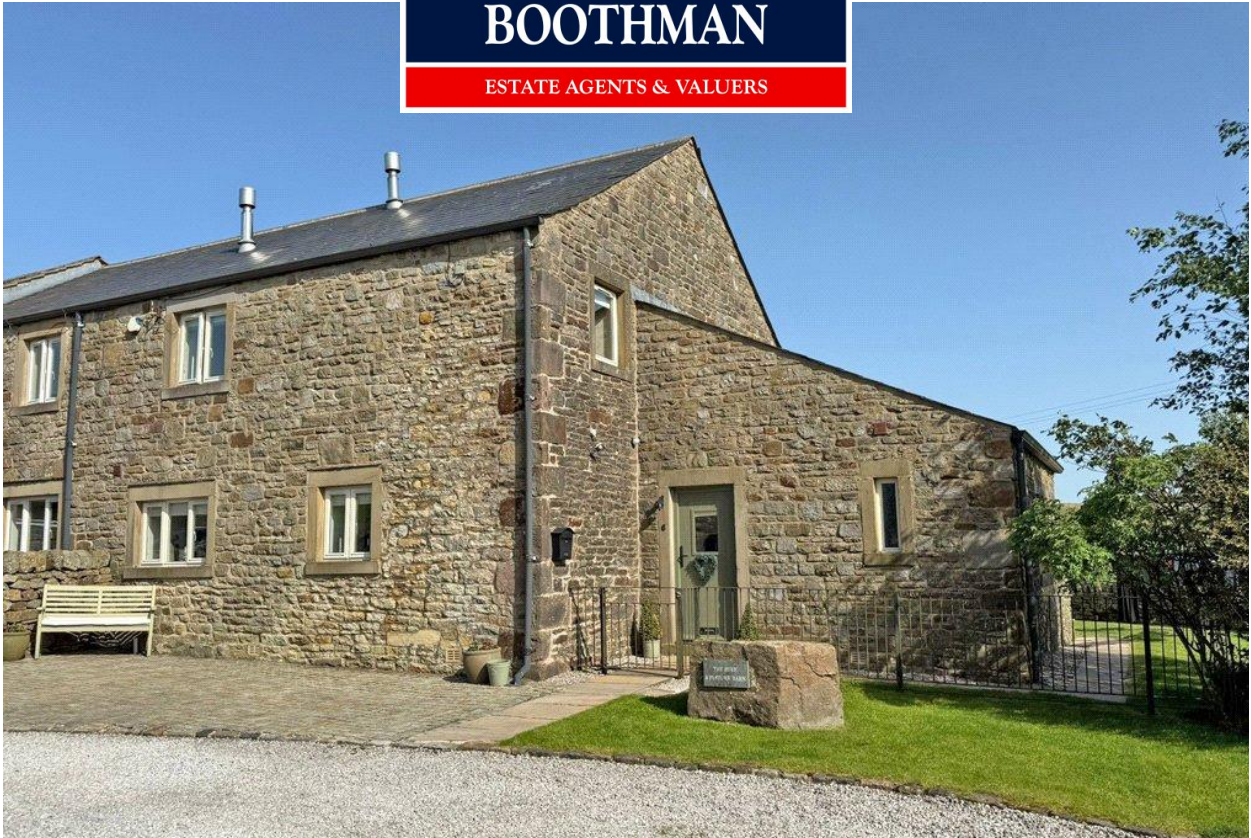


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



6 Pasture Barn, Skipton Old Road,
Colne, Lancashire BB8 7EP
Asking Price: £549,500



+ 4



+ 2



- Stone built family home
- Three/four good sized bedrooms
- Character charm throughout
- Spacious and well-planned living accommodation
- Beautifully presented throughout
- Circa three acres of land
- Ample parking and a double garage
- Panoramic open countryside **views**

This stone built three/four bedroomed home certainly represents an exciting opportunity, offering circa three acres of agricultural land with panoramic open countryside views, a double garage with a room above, ample private parking and well-planned living accommodation whilst being situated in a magnificent rural setting, commanding fine long distance views, all while still being within a short drive of within comfortable daily travelling distance of the commercial centres of West Yorkshire, East Lancashire and Greater Manchester.



Benefiting from oil fired central heating and sealed unit double glazing, the property offers a complete change of lifestyle with the countryside on your doorstep whilst only being a short distance away from amenities. The property briefly comprises:

An entrance hallway, a w/c, a family room/bedroom four, a utility room, a sitting room with a feature stone fireplace with a matching hearth and exposed flue cast iron multi-fuel stove and a beautifully appointed dining kitchen with bespoke fitted wall and base units in 'Farrow and Ball' French Gray and integrated appliances whilst to the first floor there are three good sized double bedrooms, all having stunning open countryside views and the master having an ensuite shower room and the house bathroom, superbly appointed with a three piece contemporary suite.

Externally the property has a large parking area with space for several vehicles which leads to the double garage with a room above. To the rear of the property there is a good sized garden which is mainly laid to lawn with two stone flagged patios and enjoying panoramic open countryside views. The additional land is circa three acres and would be ideal for purchasers with agricultural interests.

Standing close to the Yorkshire/Lancashire border, the historic market town of Skipton is approximately eight miles away whilst the East Lancashire town of Colne is less than four miles away both provide a wide variety of amenities and the M65 is located in Colne providing commuting access to Greater Manchester.

Certainly representing an exciting opportunity to purchase this beautiful character family home, the accommodation comprises in further detail:



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1 Unicorn House, Keighley Road, Skipton, BD23 2LP
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GROUND FLOOR

ENTRANCE HALLWAY

Stone flagged flooring with underfloor heating. Substantial hardwood front entrance door. Double height ceiling. Open staircase to the first floor.

FAMILY ROOM/BEDROOM FOUR

13'10 x 10'10 with stone flagged flooring with underfloor heating. Partial vaulted ceiling. Central heating radiator. Hardwood sealed unit double glazed windows with stunning open countryside views. Matching patio door.

W/C

Pedestal wash basin. Recessed low voltage ceiling spotlights. Low suite w/c. Stone flagged flooring with underfloor heating. Hardwood sealed unit double glazed window.

UTILITY ROOM

8'11 x 5'6 with stone flagged flooring. Fitted wall and base units with contrasting laminate worktops. Plumbing for a washing machine. Stainless steel one and a half bowl sink and drainer with a chrome hot and cold mixer tap. Firebird oil central heating boiler. Fitted shelving.

SITTING ROOM

15'6 x 13'9 with solid oak flooring with underfloor heating. Exposed oak beams. Hardwood sealed unit double glazed windows with superb long distance views. Feature stone fireplace with a matching hearth and exposed flue cast iron multi-fuel stove.

DINING KITCHEN

21'6 x 10'4 (max) with stone flagged flooring with underfloor heating. Exposed oak beams. Bespoke hand fitted kitchen with fitted wall and base units in a painted 'Farrow and Ball' French Gray finish with contrasting solid wood block worktops and tiled surrounds with a matching peninsular breakfast bar unit. Esse electric Aga. Belfast sink with chrome hot and cold mixer tap. Wine rack. Recess for fridge/freezer. Integrated dishwasher.

FIRST FLOOR

LANDING

Spindled balustrade. Loft access.

MASTER BEDROOM

12'5 x 9'10 with hardwood sealed unit double glazed windows with panoramic countryside views. Central heating radiator. Fitted wardrobing.

ENSUITE

Full ceramic wall and floor tiling. Pedestal wash basin. Shower cubicle with chrome thermostatic shower. Extractor fan. Low suite w/c. Chrome heated towel rail. Recessed low voltage ceiling spotlights.

BEDROOM

11'9 x 9'10 with hardwood sealed unit double glazed windows with panoramic countryside views. Central heating radiator.

BEDROOM

11'3 x 8'4 with hardwood sealed unit double glazed windows with panoramic countryside views. Central heating radiator.

HOUSE BATHROOM

Ceramic floor and wall tiling. Velux window. Low suite w/c. Pedestal wash basin. Tiled panel bath. Chrome heated towel rail. Extractor fan. Recessed low voltage ceiling spotlights.

EXTERNAL

The property has a large parking area with space for several vehicles which leads to the:

DOUBLE GARAGE

23'9 x 17'8 with two sets of timber double doors. Power. lighting. Water.

STUDIO OVER GARAGE

23'9 x 17'8 (with some reduced head height) versatile space with power, lighting and hardwood sealed unit windows.

To the rear of the property there is a good sized garden which is mainly laid to lawn with two stone flagged patios and enjoying panoramic open countryside views. The additional land is circa three acres and would be ideal for purchasers with agricultural interests.

AGENTS NOTES

There is a public footpath which runs through the adjoining land. Access to the property is by private road over which there is a right of way with an obligation to maintain.

COUNCIL TAX BAND

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

TENURE

There is a wholly owned and equally shared management company in place comprising one director from each of the 6 properties. The management company owns the freehold of the properties on the small development, ensuring easy maintenance of all shared amenities, including the water supply and drainage.

SERVICES

The drainage is to a shared septic tank. The water is a shared borehole. There is no gas to the property, the central heating is oil fired.

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

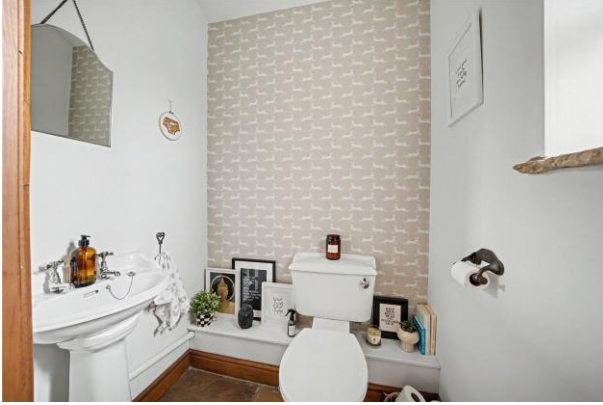
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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.

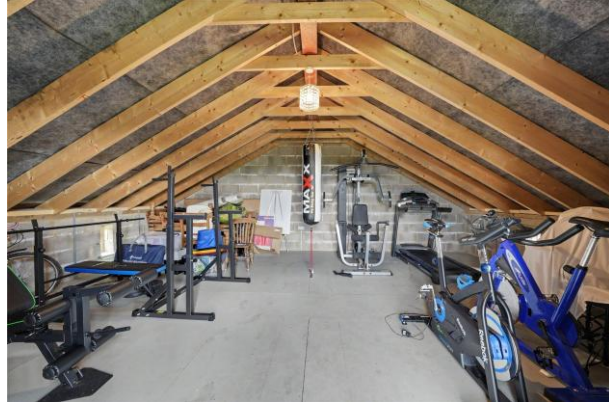
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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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.

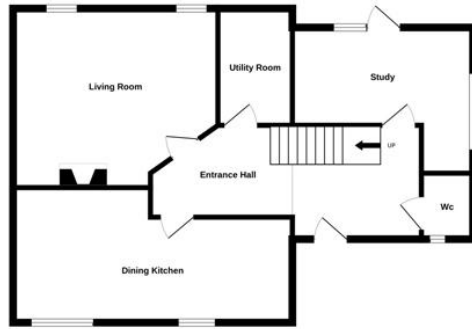




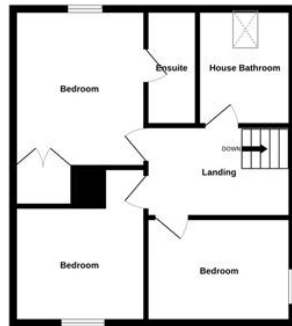




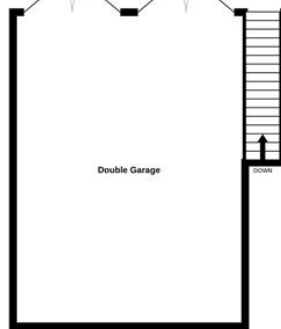
GROUND FLOOR



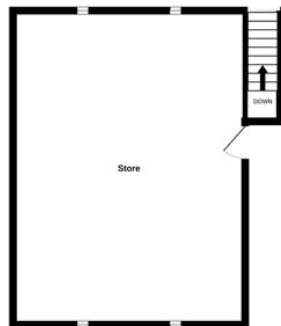
1ST FLOOR



DOUBLE GARAGE



STORE ROOM ABOVE GARAGE



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)

6 Pasture Barn
Skipton Old Road
COLNE
BB8 7EP

Energy rating

C

Valid until: 11 May 2036

Certificate number: 9526-3062-1205-4866-3200

Property type	End-terrace house
Total floor area	118 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 C. 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		85 B
69-80	C	70 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.