

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Lower Caleb's Barn, Cawder Lane,
Skipton BD23 2TD
Asking Price: £735,000



+ 4



+ 2



- Four Bedroom Ensuite
- Double Garage
- Large Landscaped Garden
- Long Distance Views
- Character Features

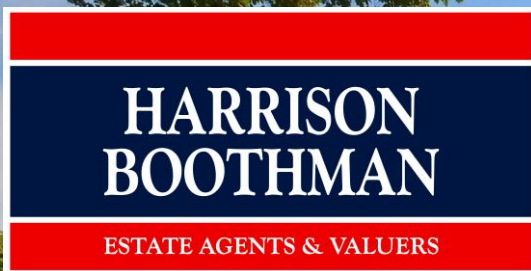
This outstanding individual four bedroomed en-suite semi-detached stone barn conversion provides superbly appointed accommodation of exceptional merit enjoying an enviable rural location on the edge of beautiful open countryside only circa one mile away from Skipton town centre amenities and commanding spectacular long distance views.



Standing in a truly delightful large garden which provides a very appealing feature, this attractively improved property also includes a private enclosed driveway and a stone cobbled courtyard whilst on the lower ground floor are twin basement garages, a utility room and a workshop/potting room provides flexible space with scope to create a self-contained ground floor flat, ideal for an Airbnb rental or independent living for a relative.

Including oil fired central heating, bespoke UPVC sealed unit double glazing, quality contemporary fittings and fixtures combined with charming character features, Lower Caleb's Barn certainly provides a unique opportunity and is very strongly recommended indeed for inspection, comprising briefly:

An entrance porch, a reception hall, a cloaks/WC, a study, a dining room, a sitting room with a cast iron multi fuel stove and a refitted kitchen which is superbly appointed with a quality range of contemporary units including contrasting worktops and built-in appliances whilst on the first floor is a master bedroom with an en-suite shower room, three further bedrooms and a luxurious bathroom which is superbly appointed with a quality white suite including a shower to the bath. The lower ground floor basement includes two generous integral garages and a utility room. There is also an adjoining potting shed/workshop. Lower Caleb's Barn has the advantage of a truly delightful large established landscaped garden which provides a very appealing feature - including an extensive lawn, colourful well stocked flowerbeds, an excellent variety of bushes and small trees, fruit trees, vegetable and soft fruit areas, pathways and a stone flagged patio/terrace which provides a very pleasant sitting out space - also taking advantage of the superb long distance views. A timber garden shed. The property includes a private



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enclosed tarmac driveway which also leads to an additional stone cobbled courtyard/hard-standing - enjoying a high level of secluded privacy - whilst also giving access to the twin integral basement garages.

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 exceptional property certainly provides a unique opportunity and has much to commend it, comprising in further detail:

GROUND FLOOR

ENTRANCE PORCH

With a traditional front entrance door including sealed unit double glazing. Stone flagged flooring. UPVC sealed unit double glazing. Fitted shelf. Multi-paned inner door through to the:

RECEPTION HALL

With a central heating radiator. Staircase to the first floor including a spindled balustrade. Staircase also giving access to the lower ground floor basement garages and utility room.

CLOAKS/WC

With a quality contemporary white suite comprising a back-to-wall WC and a hand wash basin. Extractor fan.

STUDY

8'4" x 7'9" with UPVC sealed unit double glazing and a stone window sill. Central heating radiator. Exposed stone work. Fitted wall shelves.

DINING ROOM

13'5" x 13'3" with UPVC sealed unit double glazing including matching twin French doors to the delightful front gardens. Fine long distance views. Double central heating radiator. Engineered oak flooring. Range of individually crafted base cabinets including a display worktop and matching display shelves above - all forming a floor to ceiling feature. Recessed low voltage ceiling spotlights.

REFITTED KITCHEN

12' x 11' superbly appointed with a quality range of stylish contemporary units including Carrera White Minerva worktops with matching up-stands. Built-in one and a half bowl stainless steel sinks including a worktop drainer and a pillar tap. Matching tall store cupboards and a matching larder cupboard - including shelving and lighting. UPVC sealed unit double glazing. Superb long distance open views beyond fields and countryside across the valley towards the hills. Built-in floor level convector heater. Recessed LED ceiling spotlights. The kitchen is open through to the:

SITTING ROOM

15'9" x 13'4" with UPVC sealed unit double glazing to two sides providing superb long distance views across the valley towards the hills. Double central heating radiator. Traditional stone fireplace with a matching full height chimney breast and a cast iron multi-fuel stove on a stone flagged hearth. Exposed ceiling beam. Recessed LED ceiling spotlights.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing including a stone window sill. Superb long distance open views at the front across the valley towards fields, countryside and the hills. Central heating radiator. Spindled balustrade. Exposed beam. Built-in linen cupboard including the hot water cylinder.

MASTER BEDROOM

13'3" (maximum including the en-suite) x 11'8" with UPVC sealed unit double glazing providing spectacular long distance panoramic open views at the front across the valley towards fields, countryside and the hills. Central heating radiator. Exposed beams and truss. Built-in high level storage.

EN-SUITE SHOWER ROOM

With a quality contemporary white suite comprising a hand wash basin standing on a worktop and cabinet unit, a back-to-wall WC and a shower cubicle incorporating marbled style mermaid wall panelling together with a thermostatic shower. Extractor fan. Recessed LED ceiling spotlights.

BEDROOM TWO

13'3" x 10'6" with UPVC sealed unit double glazing providing spectacular long distance panoramic open views at the front across the valley towards fields, countryside and the hills. Central heating radiator.

BEDROOM THREE

13'5" x 9'9" with UPVC sealed unit double glazing including a stone window sill. Superb long distance views beyond fields and countryside across the valley towards the hills. Central heating radiator.

BEDROOM FOUR

10'3" x 6'7" with UPVC sealed unit double glazing including a stone window sill. Superb views as described above. Central heating radiator. Built in floor to ceiling cupboards.

LUXURIOUS BATHROOM

Superbly appointed with a quality white suite comprising a panelled enamelled bath having a shower to the mixer tap together with a back-to-wall WC and there is also a hand wash basin recessed into a light quartz worktop including a vanity cabinet beneath. Half height wall panelling. UPVC sealed unit double glazing. Victorian style central heating radiator with a chrome towel rail surround. Exposed beam. Recessed LED ceiling spotlights.

THE LOWER GROUND FLOOR BASEMENT

Including staircase access from the entrance hall - provides twin garages with a utility room between - described in further detail:

GARAGE ONE

18'4" x 9'10" with an up/over door, a fluorescent strip light, electricity sockets, a work bench and a fitted wall cupboard.

GARAGE TWO

21'6" x 11' with an up/over door, a fluorescent strip light, electricity sockets and a work bench.

UTILITY ROOM

11'2" x 5'7" with UPVC sealed unit double glazing, a central heating radiator and quarry tiled flooring. Fitted base cupboard and a worktop surface. Stainless steel sink and drainer including hot and cold water. Oil fired central heating boiler. Fluorescent strip light. There is also an open under stairs store place.

ADJOINING POTTING SHED/WORKSHOP

16' x 12'6" with twin UPVC sealed unit double glazed French doors from the stone cobbled forecourt. Four sealed unit double glazed skylight windows. Electric lights, electricity sockets and work benches.

OUTSIDE

Lower Calebs Barn has the advantage of a truly delightful generous landscaped long front garden which provides a very appealing feature - including an extensive lawn, colourful well stocked flowerbeds, an excellent variety of bushes and small trees, fruit trees, vegetable and soft fruit areas, pathways and a stone flagged patio/terrace which offers a very pleasant sitting out space - also taking advantage of the superb long distance views.

Timber garden shed. Compost bins. Stone boundary walling.

PRIVATE ENCLOSED TARMAC DRIVEWAY

Including an entrance gate - and also giving access to an additional stone cobbled courtyard/hard-standing - enjoying a high level of secluded privacy - with access also to the integral twin basement garages as previously described.

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 Mains water and electricity are installed. Drainage is to a septic tank which is shared with two other properties. The central heating is an oil fired system. Mains gas is not available.

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.

Ref: RAH170426

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

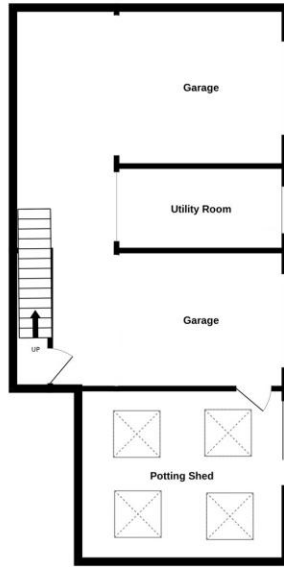




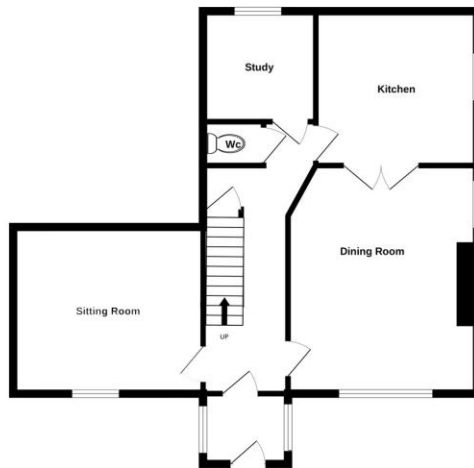




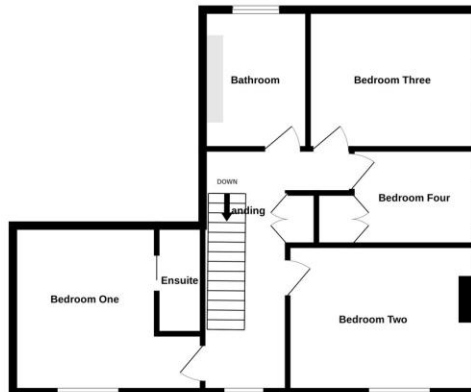
LOWER GROUND FLOOR



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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Energy performance certificate (EPC)

Lower Cables Barn Cawder Lane SKIPTON BD23 2TD	Energy rating F	Valid until: 15 May 2028
		Certificate number: 9568-9036-7225-5388-0974

Property type	Semi-detached house
Total floor area	130 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		78 C
55-68	D		
39-54	E		
21-38	F	26 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.