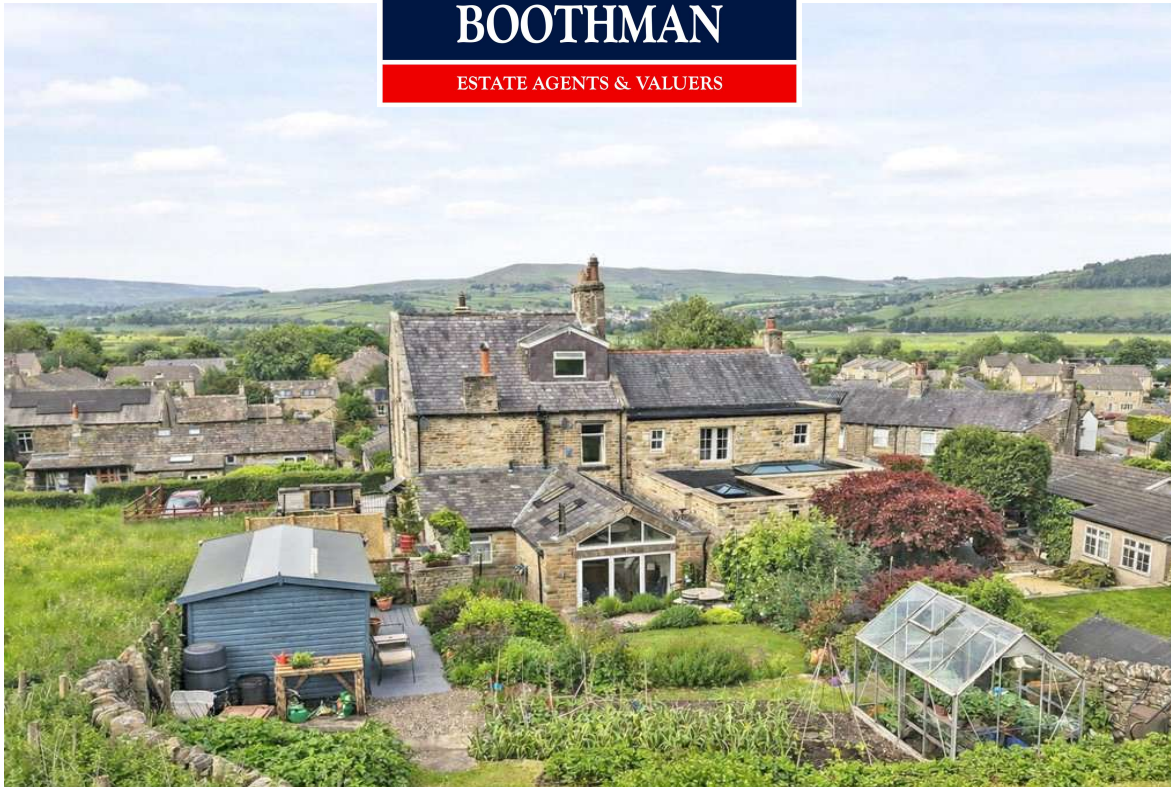


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



9 St Johns Street, Cononley, BD20 8LE

Asking Price: "Offers Over" £450,000



+ 3



+ 2



- Offered 'Chain Free' !
- Substantially extended Living space.
- Exceptionally well presented throughout.
- Two contemporary Shower Room suites.
- Private Parking for two cars.
- Fantastic long distance picturesque Views.

With colourful, beautifully manicured gardens backing onto open fields and countryside, whilst enjoying some of the best views and aspects available in the picturesque and highly admired village of Cononley, this significantly extended three bedroomed home offers its lucky new owners exceptional living space imaginatively improved in recent years and immaculately presented throughout.



Benefitting from private driveway parking for up to two cars, this traditional Victorian stone built terraced cottage provides living accommodation planned over three floors. With UPVC sealed unit double glazing, mains gas central heating, two contemporary shower room suites, high quality fixtures and fittings, and an outstanding extended living / dining / kitchen with vaulted ceilings and feature bi-folding doors opening up to the superb garden and fields beyond. Offering substantially more than what first meets the eye, an internal inspection is most certainly advised.

9 St John's Street comprises very briefly:

Sealed unit composite rock door leads into the sitting room with characterful inglenook fireplace. Tastefully installed kitchen with solid granite worktop surfaces and built-in Bosch appliances open through to the spacious and attractive living / dining room with vaulted ceiling, durable ash flooring, and Jotul cast iron wood burning stove. Downstairs WC and luxurious shower room suite. Cellar providing good storage and a utility cupboard just off the kitchen. On the first floor there is a landing with WC facilities. A main bedroom with wardrobing and built-in cupboard. A smaller double bedroom overlooking the rear garden. The second floor provides bedroom two with exposed wooden beams and Velux windows. Incredible elevated views. House shower room with a three piece suite. Outside at the front elevation there is private driveway parking. At the rear the statement piece terraced gardens are a particularly alluring feature with established lawns, well stocked flower beds, vegetable plots, stone flagged patios, a timber garden shed with light/power. Truly stunning long distance views and aspects.

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This remarkable home is ideally situated in the increasingly fashionable commuter village of Cononley, offering all the benefits of a traditional semi-rural village community whilst being positioned directly on the train route to Leeds and Bradford and with Skipton and its wide range of shops and other amenities also being only a short eight minute rail journey away.

This traditional Yorkshire village is surrounded by stunning open countryside and farmland and enjoys a very active village community, having a regular programme of local events including an annual gala, scarecrow festival, beer festival, and duck race. The village offers a good range of local amenities including a well respected primary school and nursery, a village hall and two public houses. The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance by car.

A private viewing is essential to appreciate the high level of accommodation on offer. Certainly, the immaculately presented home is a sympathetic fusion of traditional character and contemporary living, where period features are complimented by modern comforts to create a warm, refined and effortlessly stylish residence.

Described in further detail:

GROUND FLOOR

SITTING ROOM

12'3" X 11'6" With sealed unit composite front entrance door. UPVC sealed unit double glazed window. Wall light. Inglenook fireplace with cast iron wood burning stove with attractive stone surround. Wooden mantelpiece.

OPEN PLAN LIVING / DINING / KITCHEN:

KITCHEN

13'9" X 8'5" Appointed with a quality range of fitted base and wall cupboard and drawer units in a high gloss cream finish. Contrasting granite worktop surfaces with matching upstands. One and a half bowl stainless steel sink. Built-in Bosch oven / grill. Four ring Induction hob. Glass splashback. Stainless steel extractor fan. Built-in Bosch microwave / grill. Integrated dishwasher. Downlights beneath wall cupboards. Central heating radiator. Useful utility cupboard with fitted shelving and plumbing for an automatic washing machine. Ash flooring.

LIVING / DINING ROOM

16'7" X 13'1" Feature vaulted ceiling. Five Velux windows. Recessed LED ceiling spotlights. Jotul cast iron wood burning stove set on a toughened glass hearth. Two central heating radiators. UPVC sealed unit double glazed Bi-Folding doors open to the rear terraced gardens. Wonderful views and enjoying plenty of natural light. Durable ash flooring.

DOWNSTAIRS SHOWER ROOM / WC

Contemporary three piece white suite comprising low suite wc, a hand washbasin set above a vanity cabinet, and a large shower enclosure with two chrome showerheads over. Splashback wall panelling. Recessed ceiling spotlights. Ceramic wall tiles. Brushed chrome ladder radiator. Extractor fan. Vinyl flooring.

CELLAR

7'9" X 4'3" Accessed from a flight of stone steps from the kitchen, the cellar offers good storage solutions with built-in shelving and light. Vinyl flooring.

FIRST FLOOR

LANDING

With oak veneered interior doors leading to bedrooms one and three. Additional staircase leading up to the second floor. WC facilities equipped with two piece suite including low suite wc and a hand washbasin. Chrome ladder radiator.

BEDROOM ONE

12'6" X 12'4" Large UPVC sealed unit double glazed window. Enjoying superb long distance views. Two spotlight rails. Walk-in storage cupboard with light. Fitted carpets.

BEDROOM THREE

8'7" X 8'7" UPVC sealed unit double glazed window. Superb views over the gardens and towards fields beyond. Spotlight rail. Central heating radiator. Fitted carpets.

SECOND FLOOR

SECOND FLOOR LANDING

Spindled balustrade. Two wall lights. Fitted carpets.

BEDROOM TWO

12'6" X 10'1" (Both Maximum) With characterful exposed wooden beams. Two Velux windows. Outstanding long distance views towards Skipton and surrounding countryside. Built-in under eaves storage cupboards. Cupboard housing the ideal gas combination boiler. Fitted carpets.

CONTEMPORARY HOUSE SHOWER ROOM

With a three piece suite comprising low suite WC, a hand wash basin with vanity drawer under, large walk-in shower enclosure with two chrome thermostatic showerheads. Splashback wall panelling. Matt grey ladder radiator. Neutral ceramic wall tiling. Recessed ceiling spotlights. UPVC sealed unit double glazed window incorporating privacy glass. Vinyl flooring.

OUTSIDE

At the front elevation there is a private gravelled driveway providing parking for up to two cars. Bike store. On street parking is also available.

The rear terraced gardens provide a tranquil escape, backing onto surrounding fields and countryside. The lovingly maintained gardens include established lawns, colourful well stocked flowerbeds, stone flagged patios providing very pleasant sitting out space, mature vegetable and fruit plots, outside lighting, and a detached garden shed with light and power facilities. Excellent views and aspects.

TENURE

The tenure for this property is FREEHOLD.

COUNCIL TAX BAND

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

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.

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.

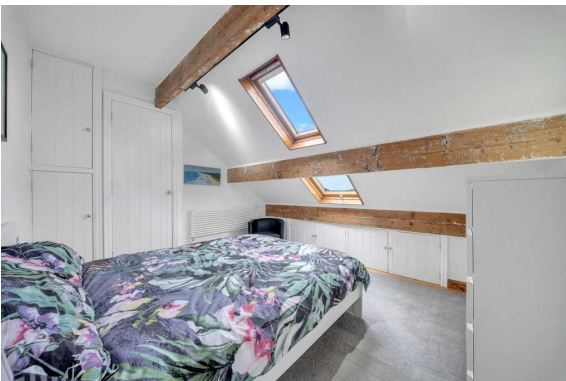
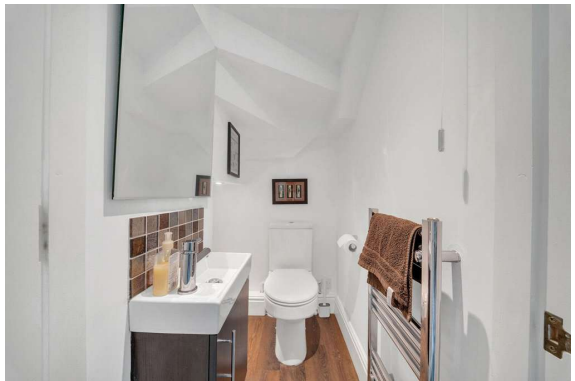
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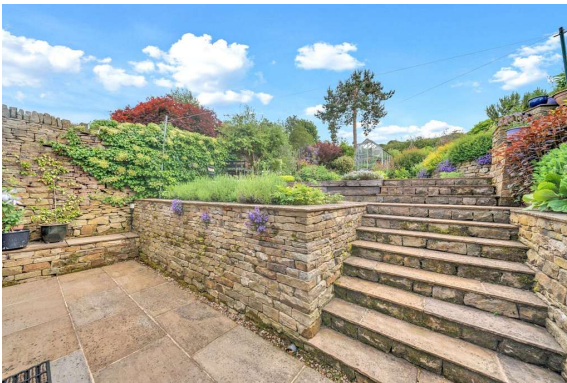
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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: MGLEDHILL3626

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



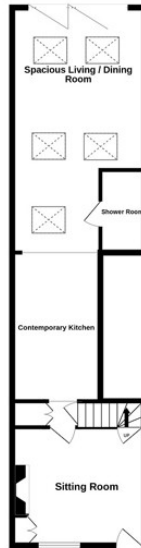




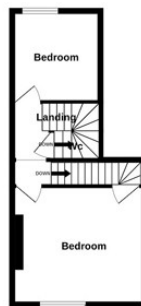
BASEMENT



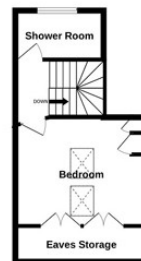
GROUND FLOOR



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)

9 St. Johns Street Cononley KEIGHLEY BD20 8LE	Energy rating C	Valid until: 1 June 2036
		Certificate number: 5636-8026-7600-0762-3206

Property type	Mid-terrace house
Total floor area	113 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 C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 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.