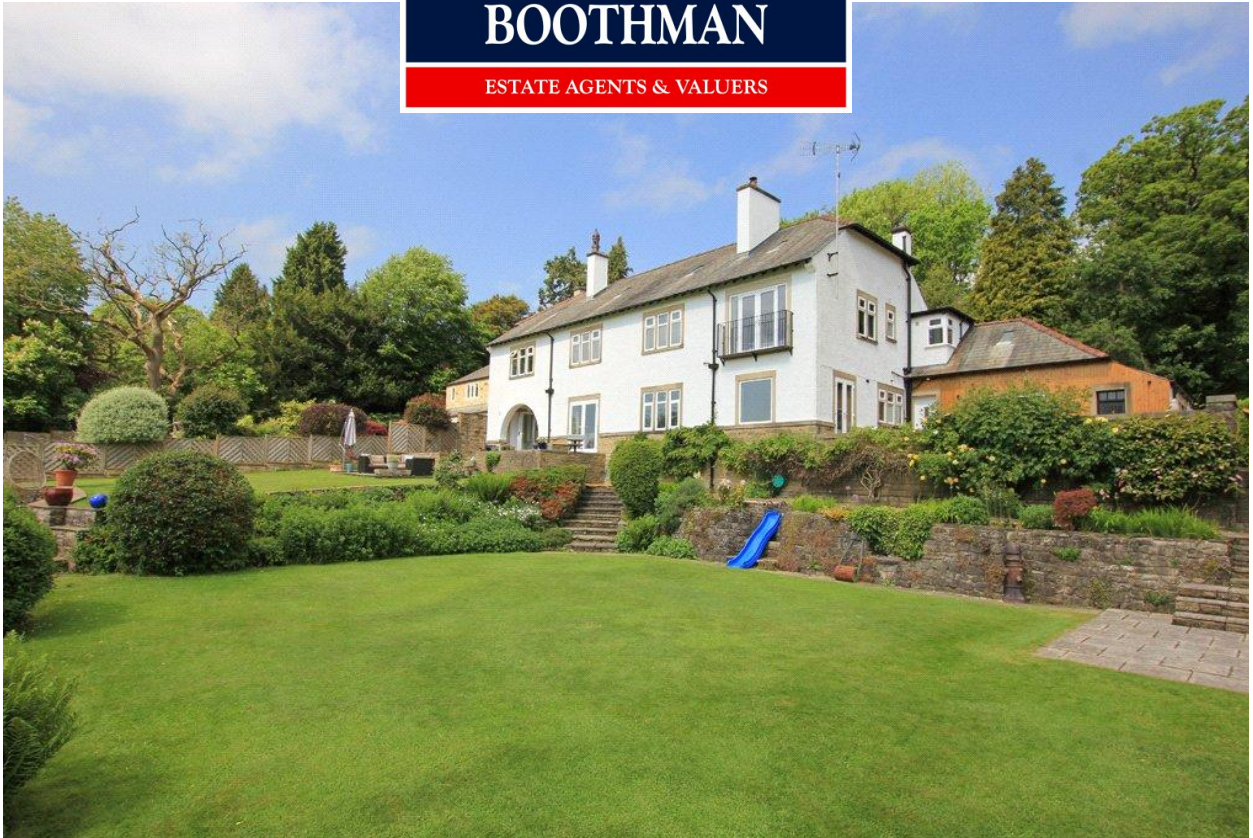


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Fininstall, Old Road, Thornton-In-Craven
BD23 3TB
Asking Price Offers over: £1,000,000



+ 5



+ 3



- Luxurious Family-Sized Accommodation.
- Superb southerly private Gardens.
- Very generous parking for multiple vehicles.
- Double Garage.

This outstanding prestigious individual detached residence of distinction provides unusually spacious family sized accommodation of exceptional merit enjoying an enviable private location backing onto fields, commanding fine long distance southerly views beyond beautiful open countryside across the valley towards the hills.



This very desirable home stands in a delightful large landscaped garden including a generous private driveway/forecourt providing parking/turning for several vehicles whilst giving access to a particularly spacious double garage which also incorporates a workshop area. Finstall was constructed during 1928 and retains many elegant original features including stone mullioned windows, period joinery, oak and mahogany internal doors, successfully contrasted with the advantages of gas central heating, UPVC sealed unit double glazing, a security alarm, quality fittings and fixtures.

Certainly providing a unique opportunity, Finstall is very strongly recommended indeed for inspection.

Surrounded by beautiful open countryside and adjacent to the Pennine Way, the picturesque village of Thornton-in-Craven includes a highly regarded primary school, a church and a bus service. The historic market town of Skipton known as 'The Gateway to The Dales' is only approximately five miles away providing extensive shopping and recreational facilities together with excellent secondary schooling.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Finstall comprises in further detail:

GROUND FLOOR

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS

Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
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ENTRANCE VESTIBULE

With a substantial traditional front entrance door. Black/white mosaic tiled flooring. Oak inner door to the:

IMPOSING RECEPTION HALL

With stone mullioned windows including leaded glass and secondary double glazing. Victorian style cast iron central heating radiator. Security alarm control. Picture rails. Painted oak panelled staircase leading to the first floor with a matching balustrade. Built in store cupboard under stairs. Shelved store room including an electric light.

CLOAKS AND WC

UPVC sealed unit double glazing and a central heating radiator. Original mosaic tiled flooring and matching wall tiling. White low suite WC and a hand wash basin which is recessed into a worktop with a cupboard beneath. Cloaks rail.

SITTING ROOM

23' x 14'10" With UPVC sealed unit double glazed stone mullioned windows also including additional secondary double glazing. Three double central heating radiators. Fireplace recess with a cast iron multi-fuel stove on a light marble hearth. Ornate ceiling with cornices. UPVC sealed unit double glazed bi-folding doors to the recessed sheltered stone flagged portion of the rear sun terrace. Superb long distance open southerly views beyond fields and countryside across the valley.

DINING ROOM

16'10" x 13'10" Twin UPVC sealed unit double glazed French doors to the delightful rear garden. Superb long distance open southerly views across fields and countryside. Double central heating radiator. Fireplace recess with a cast iron multi-fuel stove on a polished black granite hearth. Built in individually crafted base cupboards and glazed display cabinets to both side alcoves. Ornate ceiling with cornices.

LIVING ROOM / SNUG

13'10" x 13'8" With UPVC sealed unit double glazed stone mullioned windows also including additional secondary double glazing. Superb long distance open southerly views across fields and countryside. Double central heating radiator. Painted surround to a feature fireplace with an over-mantle and a cast iron multi-fuel stove on a polished black granite hearth. Individually crafted built in base cupboard units with display bookcases above to both side alcoves.

INNER HALL

With fitted base and wall cupboard units including a worktop surface.

PANTRY

With a stone table, an electric light, electricity sockets and UPVC sealed unit double glazing.

SPACIOUS DINING KITCHEN

25'6" x 12'4" Superbly appointed with a quality range of contemporary gloss fronted units including light quartz worktop surfaces and a matching island unit also incorporating a breakfast bar together with a recess for seating. Built in one and a half bowl stainless steel sink with a worktop drainer. Built in NEFF split level oven with a matching microwave oven above. Four ring AEG induction hob. Aga gas fired range providing ovens and hotplates. Integrated Bosch dishwasher. Built in American style fridge and freezer. Recessed low voltage ceiling spotlights. UPVC sealed unit double glazing to three sides including stone mullions and twin French doors to the delightful rear garden. Superb long distance open southerly views at the rear across fields and countryside. The dining kitchen is open through to the:

BREAKFAST AREA

11'3" x 6'3" UPVC sealed unit double glazing, a contemporary vertical central heating radiator and fitted seating.

REAR ENTRANCE HALL

With a traditional external door, fitted cupboards and a worktop surface.

UTILITY ROOM

11' x 6'6" With UPVC sealed unit double glazing. White glazed sink. Hot and cold water. Plumbing for an automatic washing machine. Electric light. Electricity sockets.

HOME GYM / CHILDREN'S ROOM

14'x 13'6" With UPVC sealed unit double glazed bi-folding doors to the delightful rear garden. Superb views. Oak flooring. Double central heating radiator. Access door to the large adjoining double garage.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazed stone mullioned windows including leaded glass and additional secondary double glazing. Central heating radiator. Balustrade. Ornate ceiling.

PRINCIPLE BEDROOM SUITE

18'6" x 12'6" Stone mullioned UPVC sealed unit double glazing and also twin UPVC sealed unit double glazed French doors with a Juliet balcony - taking advantage of the spectacular long distance panoramic open southerly views at the rear beyond fields and countryside across the valley towards the hills. Victorian style cast iron central heating radiator. Fitted bedside cabinets and alcove display shelves. Walk in wardrobe - with clothes rails, fitted shelves, open drawer units and an electric light.

LUXURIOUS AND SPACIOUS EN-SUITE BATHROOM

Open plan through from the master bedroom - with a quality white suite comprising a Victorian style roll top bath on claw feet with a chrome stand tap and shower fitting together with a low suite WC, twin hand wash basins standing on a marble worktop with fitted mirrors and there is also a large shower cubicle with a thermostatic shower. Contrasting floor tiling and wall tiling. Underfloor heating. Ladder central heating radiator in chrome finish. Two Velux windows. Recessed LED ceiling spotlights.

BEDROOM TWO

17'4" x 10'2" With UPVC sealed unit double glazing and additional secondary double glazing. Spectacular long distance panoramic open southerly views at the rear beyond fields and countryside across the valley towards the hills. UPVC sealed unit double glazing also to the side elevation. Double central heating radiator. Walk in wardrobe - with clothes rails, fitted shelves and an electric light.

EN-SUITE SHOWER ROOM

With a quality three piece white suite comprising a hand wash basin standing on a vanity cabinet unit with a tiled splashback together with a low suite WC and a tiled shower cubicle having a thermostatic shower. Oak flooring. Ladder central heating radiator in chrome finish. Extractor fan. Recessed low voltage ceiling spotlights.

BEDROOM THREE

13'10"x 13'4" With UPVC sealed unit double glazing and additional secondary double glazing. Superb long distance open southerly views at the rear as previously described. Double central heating radiator. White pedestal wash basin with a fitted mirror.

BEDROOM FOUR

14'6" x 14' UPVC sealed unit double glazing providing superb long distance open southerly views at the rear. Double central heating radiator. Full width range of fitted wardrobes including dressing mirrors. Victorian style hand wash basin. Fitted mirror. Fitted desk unit. High level built in cupboard.

BEDROOM FIVE

14'10" x 10' Stone mullioned UPVC sealed unit double glazing including additional secondary double glazing. UPVC sealed unit double glazing also to the side elevation. Double central heating radiator.

LUXURIOUS BATHROOM

Superbly appointed with a quality contemporary white suite comprising a panelled bath, a pedestal wash basin, a low suite WC and a shower cubicle having mermaid wall panelling together with a thermostatic shower. Tiled flooring. Underfloor heating. Chrome towel rail/radiator. Stone mullioned UPVC sealed unit double glazing. Fitted cupboard unit. Extractor fan. Recessed LED ceiling spotlights.

OUTSIDE

There are raised stone walled front gardens including lawn, bushes and trees.

There is a good sized tarmac driveway/courtyard area providing parking and turning space for several vehicles.

LARGE INTEGRAL DOUBLE GARAGE

21'9" x 20' - With an electrically operated roller door, electric lights, electricity sockets and a Vaillant gas central heating boiler. Open through to the:

BOOT ROOM

14' x 5'2" - Pedestrian external door and a security alarm control. Cloaks railing.

RANGE OF ADJOINING OUTBUILDINGS - Including a gardeners WC, a wood store, a garden store place and an integral store place.

Backing onto fields and countryside commanding superb long distance open southerly views across the valley towards the hills, the extensive established landscaped rear gardens provide a very appealing feature - including lawns, flowerbeds, a variety of bushes, conifers, pebble beds and flagged patios which offer delightful sitting out areas. Attractive degree of privacy.

COUNCIL TAX BAND

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

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.

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: MGLEDHILL1626

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



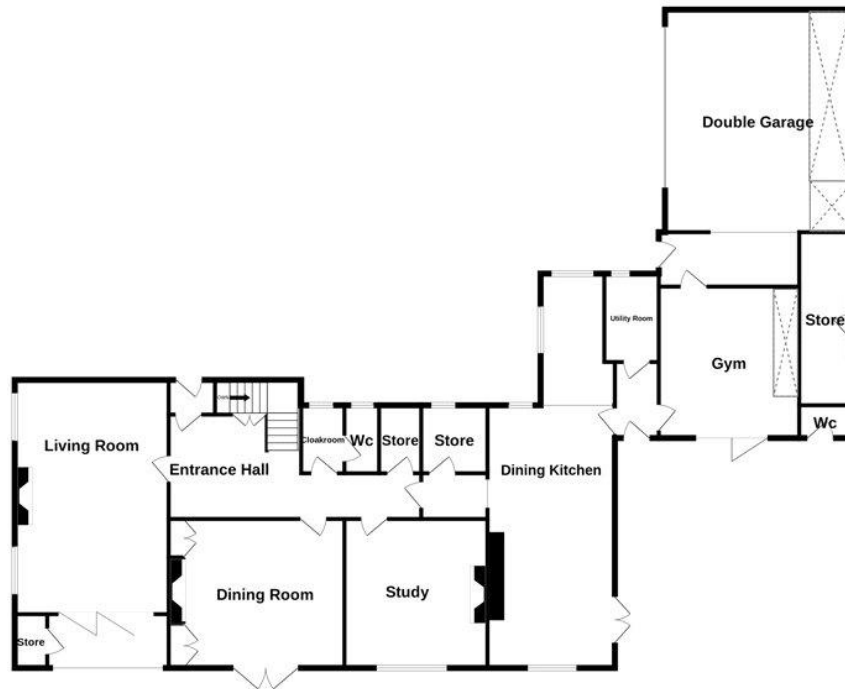




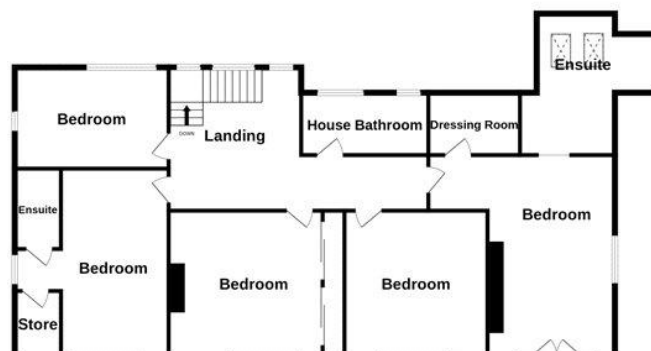
BASEMENT



GROUND FLOOR



1ST FLOOR



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)

Fininstall
Old Road
Thornton In Craven
SKIPTON
BD23 3TB

Energy rating

D

Valid until: **5 June 2033**

Certificate
number: **6237-0426-4200-0166-7202**

Property type	Detached house
Total floor area	308 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 D. 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		75 C
55-68	D	62 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.