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DAVID HILL



## **Stainton Cotes Coniston Cold Skipton BD23 4EN**

A truly exceptional Grade II Listed Manor House providing beautifully proportioned family accommodation together with linked annexe cottage and a substantial detached garage building with planning permission for conversion to a 4 bedroom dwelling. This stunning country residence stands in magnificent formal gardens and extended grounds of approximately 18.5 acres.

Fabulous southerly aspect with views over the surrounding countryside yet convenient for access to the larger local business centres of West Yorkshire and east Lancashire.

**Guide Price £3,500,000**



# Stainton Cotes Coniston Cold Skipton BD23 4EN

• Gargrave 3 miles • Skipton 7.5 miles • Colne (M65) 14 miles • Harrogate 30 miles • Leeds 34 miles • Manchester 50 miles

## Location

Stainton Cotes is accessed via Moorber Lane approximately 1 mile to the south west of Coniston Cold with the Coniston Country Estate Hotel, Spa and Health Club a short distance on the A65. The village of Gargrave lies 3 miles to the east with a useful range of services including a primary school, pub, church and Co-op store. The railway station provides regular services to Skipton, Leeds and Bradford and a daily service to London Kings Cross. The popular market town of Skipton to the south east offers a more comprehensive range of services including highly regarded secondary schooling at Skipton Girls' High and Ermysted's Grammar.

## Description

The principal residence is entered into a spacious reception hall with elegant oak staircase to the first floor and cloakroom off. An inner hall leads through to a utility room with separate pantry and boiler room and access to the annexe cottage. There is a pleasant study with separate store room and additional storage. The impressive drawing room with carved Mouseman fire surround gives way to a charming sitting room with double doors opening onto a terrace. The beautifully appointed family kitchen incorporates an extensive range of bespoke units and an island unit and includes a four oven Aga, Miele fridge and separate freezer, AEG microwave, Sub-Zero wine cooler and dishwasher. The kitchen has underfloor heating and double doors to a beautiful orangery overlooking the gardens and grounds beyond. The adjacent dining room gives way to a hall that leads through to a snooker/games room with Inglenook style fireplace and exposed beams.

The first floor central landing gives way to a luxurious master suite with adjoining fully fitted dressing room and en suite bathroom. There are two further bedrooms with en suite bathrooms and a further two generous double bedrooms served by the well appointed house bathroom.

## The Cottage

This very spacious annexe cottage can be accessed either from the principal residence or independently and briefly comprises a dining room with external

door, a study with access to the principal residence, inner hallway with cloakroom and stairs to the first floor, a good sized living room and a well appointed breakfast kitchen.

## The Coach House

A short distance from the main house is a substantial detached stone building providing garaging and general storage. This building benefits from planning permission for change of use to residential with the approved scheme providing accommodation on two floors extending to approximately 340 sqm (3,660 sqft). Application No.: 2019/20740/FUL approved 05.11.2019. Although providing excellent garaging and storage, The Coach House offers tremendous scope to create further annexe accommodation, home office suite or hobbies space.

## Outside

The house stands in beautifully appointed formal gardens incorporating stone flagged terraced seating areas, sweeping lawns and borders beyond which are parcels of pasture land and pockets of mature woodland, creating a wonderful parkland setting. The views beyond the property over open countryside are simply breathtaking.

## Extension and Refurbishment

The current owners have obtained planning permission for the addition of a leisure suite to be accessed from the principal residence via a glazed link. This substantial extension will include a swimming pool with separate hot tub and changing facilities, a gymnasium, new games room and cinema room. The approved scheme also allows for the reconfiguration of the principal residence with the existing dining room and drawing room being combined to form an impressive family living kitchen, the existing kitchen will become a lounge, the sitting room will become a snug and the games room a dining room. The first floor layout will remain as existing. See floor plans for details.

The initial excavation to the north of the house has already commenced. Work is now on hold as new owners may wish to tailor the scheme to accommodate





Ground Floor

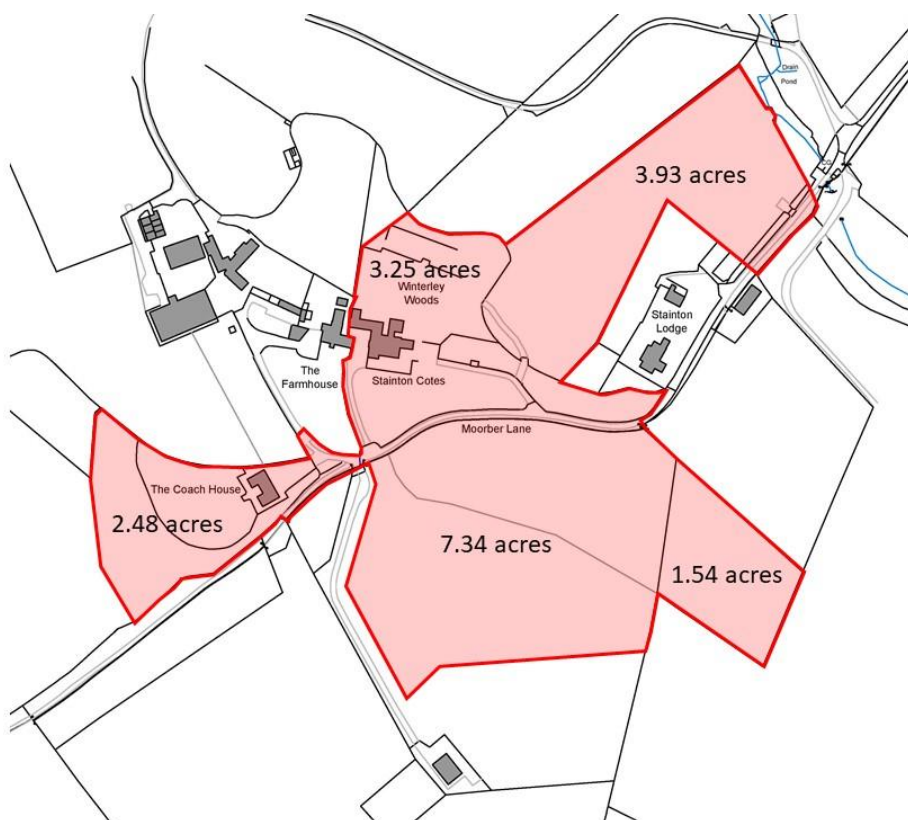
- Proposed Pool/Leisure Suite extension
- Proposed reconfiguration within the principal residence
- Principal Residence
- Cottage



First Floor







their own requirements.

### General Notes

Stainton Cotes is sold with access rights sufficient to serve a single residence only.

### Services

Mains electricity, private septic tank drainage and private borehole water supply. Oil central heating with part underfloor heating. Fiber connections to the property – 100 Mbps download speed.

### Energy Rating

E 40

### Tenure

Freehold

### Council Tax

Band H (Craven District Council)

### Directions

From Skipton head north on the A65 signed The Lakes and Kendal. Continue on the A65 passing through the village of Gargrave to Coniston Cold turning left in the centre of the village onto Moorber Lane (signed Craven Country Ride). Continue for about 1 mile to Stainton Cotes where the property can be found on the right.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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