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DAVID HILL



## Owlet Croft Grassington Road Skipton BD23 3LB

A most attractive and extremely versatile country property comprising a beautifully presented three bedroom house with two adjoining two bedroom cottages set within stunning landscaped gardens including a garage, useful building and extended grounds of just over 2 acres in total.

Delightful sheltered rural setting on the edge of the Yorkshire Dales National Park with views over the surrounding countryside, conveniently located just two miles from the popular market town of Skipton.

*An additional 13.23 acres of adjoining land is available for sale by separate negotiation.*

**Guide Price £995,000**

# Owlet Croft Grassington Road Skipton BD23 3LB

• Skipton 2 miles • Ilkley 12 miles • Harrogate 24 miles • Colne (M65) 14 miles • Bradford 21 miles • Leeds 30 miles

## Location

Owlet Croft enjoys an idyllic rural setting conveniently located just 2 miles to the north of the very popular market town of Skipton, known as 'The Gateway to the Yorkshire Dales'. Skipton has an excellent range of services including shops, supermarkets, bars and eateries and a market that takes place four days a week on the setts either side of the main street. There is excellent schooling for all ages including the highly regarded Ermysteds Grammar School for boys and Skipton Girls High School. The town is well connected to the larger local centres with regular direct services by rail to both Leeds and Bradford and a daily direct service to London Kings Cross.

## Description

This delightful property enjoys a secluded private position amidst open countryside within the Yorkshire Dales National Park between the popular market town of Skipton and the picturesque dales village of Grassington.

Tastefully converted from a traditional stone barn Owlet Croft comprises a beautiful three bedroom residence with extended kitchen family room and charming living room with study/dining room off. Adjoining the house are two separate cottages, both providing two bedrooms with open plan living/kitchen/dining room on the first floors. The cottages add real flexibility to the property either as in their current form as income generating lets, accommodation for family or perhaps to incorporate into the main house to create a larger single residence.

Owlet Croft is entered via a generous hall with elegant staircase leading to the first floor and gallery landing. There is a useful store cupboard and separate cloakroom with w.c and basin set in a tiled surface with base units below. The hall gives way to a spacious living room, the focal point being a wood burning stove set in a fine stone surround with stone hearth and alcoves either side. There is a full height window and glazed French door opening onto and overlooking the beautiful gardens with wider views beyond. Double doors from the living room open into a separate study/dining room. There is a lovely family kitchen which has been extended to provide a light airy seating area, with French doors opening onto the sun terrace and gardens beyond.

The kitchen is fitted with a range of 'smallbone' base and wall units with laminate surfaces, stainless steel sink and drainer with mixer tap and a tiled splash back. There is a Neff electric induction hob with a filter hood over and a raised level Neff electric double oven and grill, together with Neff fridge and separate freezer. The kitchen has a terracotta tiled floor leading through to an oak boarded floor at the garden room end. Off the kitchen is a very useful utility room with laminate surface, stainless steel sink and drainer, plumbing for a washing machine, 'Grant' oil fired boiler and external door. There is a further useful pantry housing the private water equipment.

The light and airy first floor galley landing with exposed feature roof trusses and beams gives way to the three double bedrooms, the principle of which is a charming room with exposed feature roof trusses and beams, built in wardrobes and storage and windows to two sides with delightful views over the gardens and countryside beyond. There is a further very useful walk-in store room with part restricted headroom and a separate en suite with panelled bath and shower over, w.c and pedestal wash basin. Bedroom 2 has an exposed feature beam and useful under eaves storage with Bedroom 3 having exposed feature roof trusses and beams. Bedrooms 2 and 3 are served by a separate shower room with tiled cubicle, w.c and pedestal was basin.

The two separate cottages named 'Sharp Haw' and 'Rough Haw' after the nearby local landmarks are similar in size and layout, each having an entrance hall, bathroom and two bedrooms on the ground floor with a full height open plan kitchen/dining/living room on the first floor accessed via stairs from the hall.

## Outside

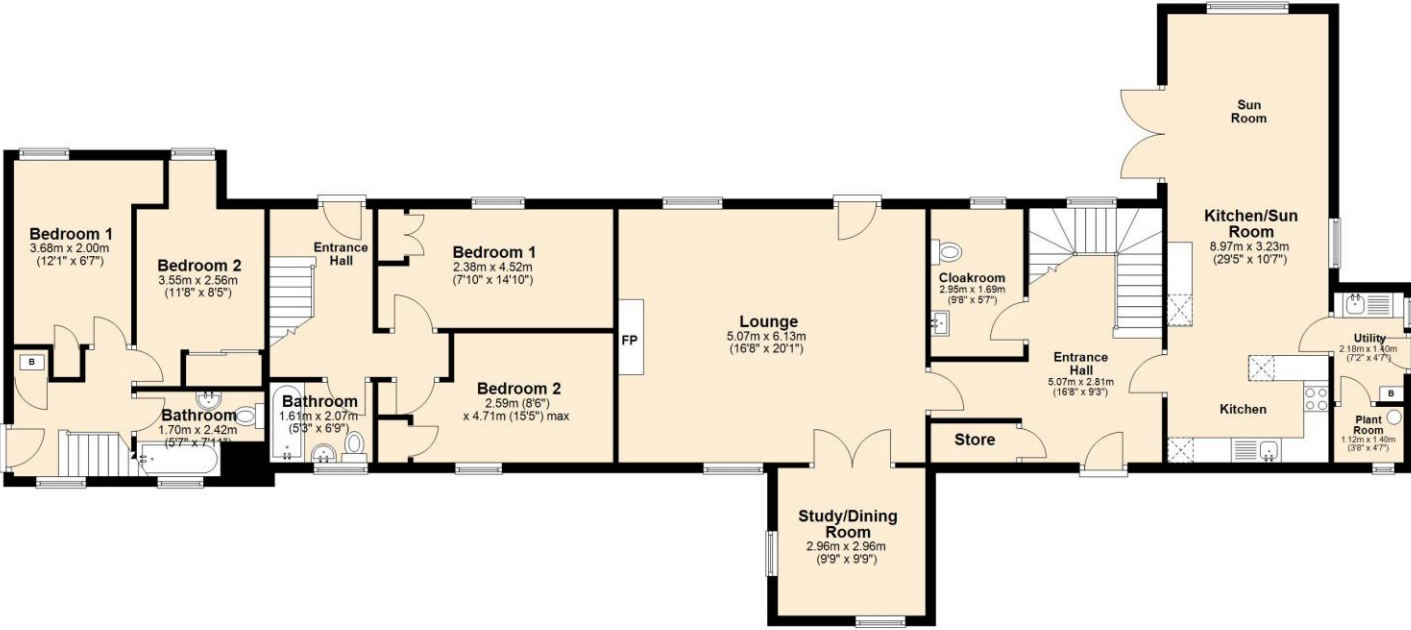
The approach from Grassington Road is via private shared drive which opens into a generous tarmac surfaced parking and turning area with a detached stone built garage (6.07m x 4.91m). On the approach is a very useful farm building (13.33m x 5.75m) of concrete block construction with corrugated sheet roof, excellent for storage or as a workshop/hobbies space.

The gardens and extended grounds that surround Owlet Croft to three sides are an absolute joy which although appearing effortless are in fact a masterclass in sympathetic landscaping and planting with sweeping lawns, beautiful borders, a stream and a meandering path leading through a pocket of woodland with clever under planting which connects the garden to the adjoining open countryside. There are several seating areas and a summerhouse providing vantage points from which to fully appreciate the gardens, grounds and breathtaking views beyond.

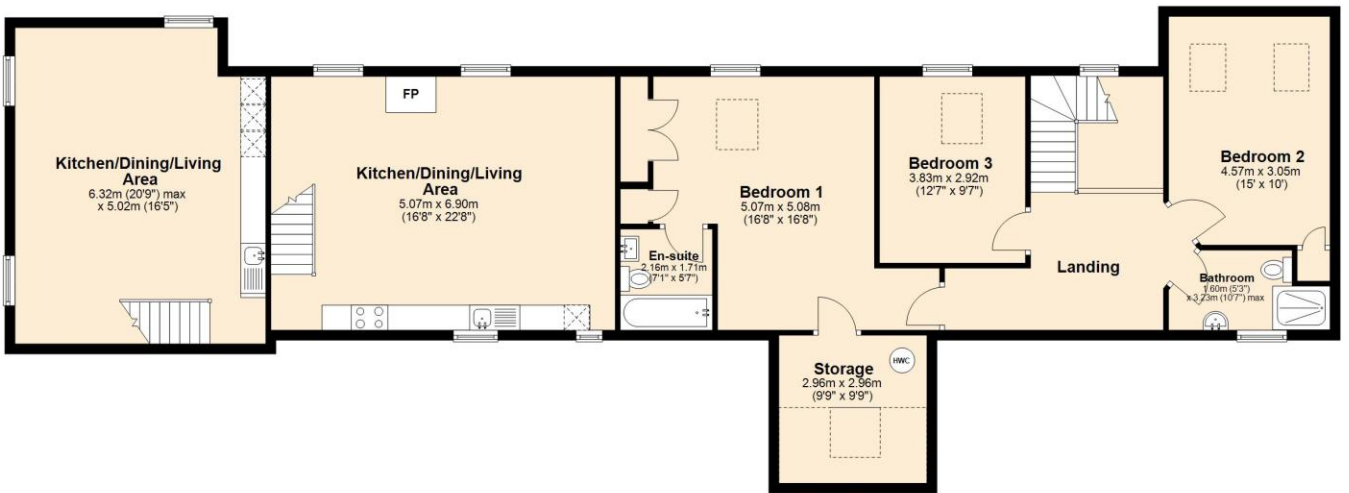
## Additional Land by Separate Negotiation

Adjoining the property to the north and west is approximately 5.35 hectares (13.23 acres) of land. As well as offering control and security to the immediate outlook the land will appeal to those with equestrian, hobby farming and conservation interests or perhaps those simply wanting a secure area in which to exercise dogs.

**Ground Floor**  
Approx. 165.1 sq. metres (1776.7 sq. feet)

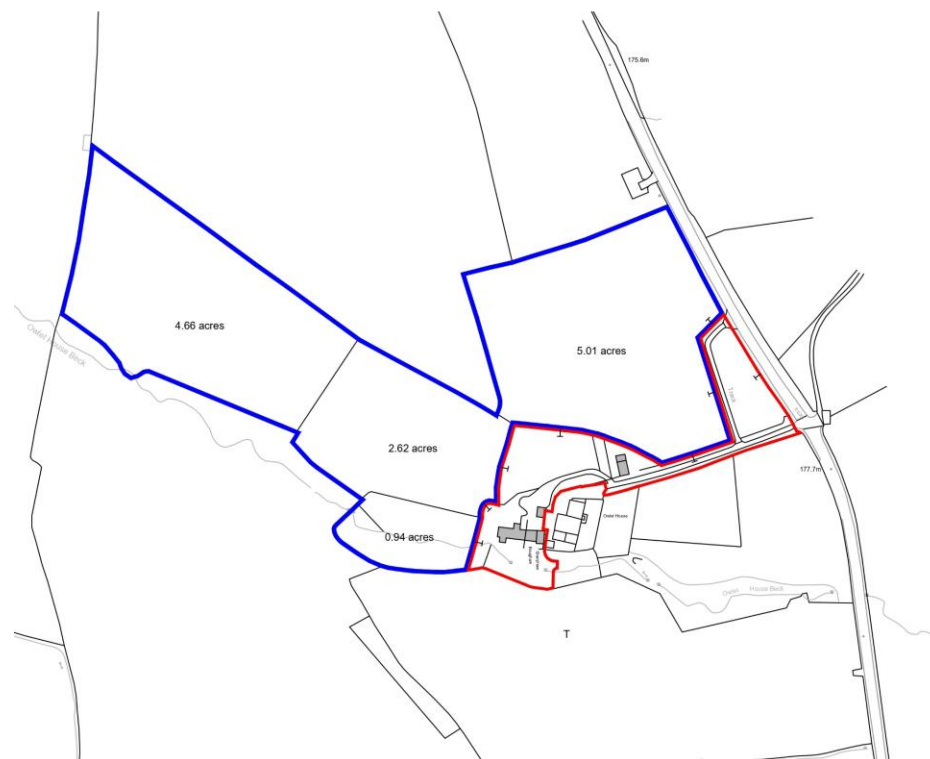


**First Floor**  
Approx. 151.9 sq. metres (1635.1 sq. feet)



Total area: approx. 317.0 sq. metres (3411.8 sq. feet)





## Services

The property is connected to mains electricity, shared private water and shared private drainage. Oil central heating.

## Energy Rating

Owlet Croft	TBC
Sharphaw	D-57
Roughaw	D-63

## Tenure

Freehold. Vacant possession on completion.

## Council Tax

Owlet Croft	Band G
Sharphaw	Band A
Roughaw	Band A

## Viewings

Strictly by appointment with the selling agents.

## Directions

From the roundabout on the edge of Skipton head north on Grassington Road (B6265) for approximately 1.5 miles where the entrance to Owlet Croft can be found on the right. A David Hill 'for sale' sign has been erected.

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

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