



## Home Farm, Starbotton, Skipton, North Yorkshire, BD23 5HY

A magnificent Grade II listed farmhouse in parts dating back to 1621 with original features, and a more modern extension. The extensive accommodation will suit a number of family units and is enhanced by the most amazing gardens stretching away from the house. A double garage block and a part converted barn add to this fantastic commodity.

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## Home Farm, Starbotton, Skipton, North Yorkshire, BD23 5HY

Harrogate 32 miles, Skipton 16 miles, Leeds 43 miles (all distances approximate)

**OIEO: £950,000**

- Five bedroom period home
- Superb well maintained garden
- Kitchen diner area
- Amazing family space
- Two beautiful reception rooms
- Garage, barn and private parking
- Stunning fell views
- Rural location



A formal entrance doorway leads into a central hallway providing access to both wings of the property. The hall with exposed stone and panelled walls gives access to a two piece suite with a w.c. and pedestal wash hand basin.

To the west side of the property is the drawing room with a wood burning stove set in a large stone fireplace with a window seat, an inset panelled cupboard, windows to two sides and a doorway providing access out to a driveway. From the drawing room is a stone spiral staircase leading to the first floor and to a rear hallway which has a window and doorway leading out to formal patio area. Off the rear hall is a utility room with a selection of wall, drawer and base units with worktop surfaces over and ceramic sunken sink along with an Aga and window. Onto the living room with open grate fireplace, decorative panelling, shelving to the walls and windows to two sides. This then leads through to the music room with panelling to the walls, a window to one side and also windows and French doors leading out to a lovely stone patio area. Off the music room is a two piece suite with a concealed cistern w.c., a wash hand basin with vanity unit and a window to the side.

The first floor of the west side of the property is accessed via a spiral stone staircase which leads to a landing with wide wooden flooring and a window providing light and beautiful views. First, a shower room offering a three piece suite with a shower, low flush w.c., wash hand basin and fully tiled walls and floor. Onto a bedroom with a bath open to the room and windows to two sides providing stunning views over the garden and across the valley. There is also a separate two piece suite with a w.c., and wash hand basin with vanity unit. A further bedroom has a window to the side and wide wooden flooring and the principal bedroom has wide wooden flooring, two windows and an en-suite comprising of a concealed

cistern w.c., wash hand basin with vanity unit, bath with shower over and a window to the side.

To the East wing of the ground floor, which provides a library with shelves, decorative panelling and windows and doors to a formal patio area. Onto a dining room with an open grate fire, panelled walls and a window. The kitchen offers a selection of wall, drawer and base units, integrated dishwasher and fridge, an Aga, electric hob, ceramic one and a half sink, feature bread oven, beams to the ceiling, stone flooring, windows to two sides and a stable door leading out to a parking area.

A staircase leads to the East wing of the first floor and a landing provides access to a bedroom with restricted head height, two windows and an en-suite comprising, a low flush w.c., bath, shower cubicle with rain hood above, pedestal wash hand basin and a Velux window. From the landing you enter a bathroom with a bath, shower cubicle with rain hood, pedestal wash hand basin and storage cupboard. Off the bathroom is a separate w.c. with Velux window and access to a further bedroom with beams, Velux windows and a window to the side.

Externally, to the formal front entrance is a cobbled area providing parking for two vehicles. A separate electric gated access from the roadside leads up another sweeping driveway to the older, original house with a circular lawn in front. The driveway provides access to the double garage which has side opening doors to the front, power, light, Oil boiler and to the rear is a useful utility space with Belfast sink, cupboard, plumbing for washing machine and space for a dryer along with a two piece suite.

# Floorplans



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+) <b>A</b>			
(81-94) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	72
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





### Directions

From Skipton proceed towards Kettlewell passing Grassington. On reaching Kettlewell continue over the hump back bridge, bear left and follow the signpost for Starbotton and continue for a mile. As you enter the village look for the phone box on your left, proceed to the Fox and Hounds pub where the property is directly across the road marked by our Dacre, Son & Hartley 'For Sale' board

What3Words pounds.tidal.sway

### Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

### Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage. Domestic heating is from an oil boiler installed in 2023.
- The property has a double garage and ample parking over two driveways on site
- Located in the Yorkshire Dales National Park, a conservation area and a medium flood zone

### Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

### Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements.

### Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

### Referral Fees

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## CONTACT US



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