



## Bracken House, Skyreholme, Skipton, North Yorkshire, BD23 6DE

A fabulous stone built detached property offering four bedrooms along with an attached one bedroom annexe above the garage, driveway parking and gardens to the front and rear with stunning views to both sides.

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## Bracken House, Skyreholme, Skipton, North Yorkshire, BD23 6DE

Harrogate 22 miles, Skipton 9 miles, Leeds 30 miles (all distances approximate)

**Offers over: £895,000**

- Four bedrooms with one bedroom annexe
- Stone built detached residence
- Stunning gardens
- Private driveway and garage
- Fabulous reception space
- Elevated position with views over the gardens and towards Simon's Seat



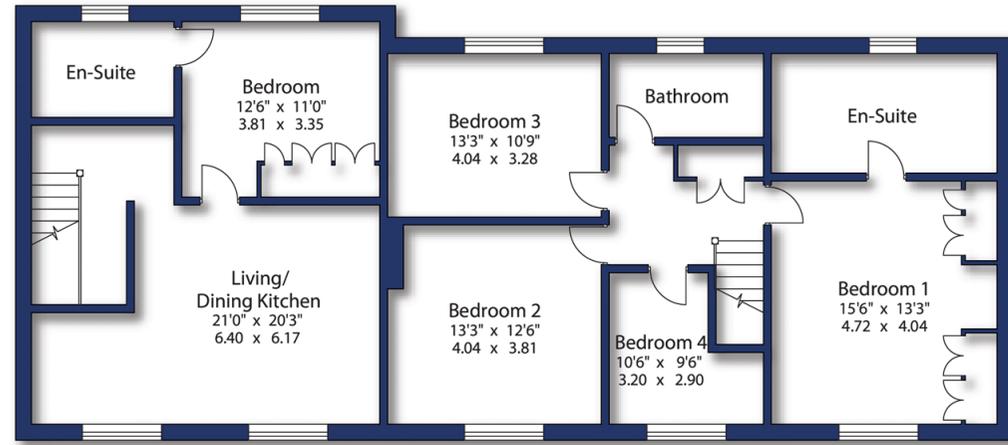
Entrance porch way with a wooden floor and glass door leading into the hallway with wooden floor, staircase to first floor, exposed beams and providing access to the principal rooms on the ground floor.

Into the lounge with wooden floor, wood burning stove set in a stone fireplace and windows to the front and sides. Onto the sitting room/snug with an open grate fire with wood surround, exposed beams, wooden floor and windows to the front. The kitchen diner offers a selection of Oak wall, drawer and base units with dark grey worktop surfaces over, composite one and a half sink and drainer, double oven with five ring induction hob, extractor above, space for a wine fridge, a solid fuel Rayburn which heats the water and heating, a breakfast bar area with display cabinets, exposed beams and tiled flooring. Into the garden room with a mixture of tiled floor and wood floor, electric radiators and windows and doors to three sides taking in the best of the views over the Fell. Off the kitchen, is the utility room with a selection of base units and tall cabinets, two windows to the rear, space and plumbing for a washing machine and dryer, an additional oven and hob, large storage cupboard and space for an American style fridge/freezer. There is an Integral access to the garage, a storage pantry cupboard with window to the rear and off here is a downstairs w.c., with two piece suite comprising of low flush w.c., wash hand basin with vanity unit below and a chrome heated towel rail. The garage has power, light and a sectional roller door to the front along with a personal door with access through to the hallway for the holiday let.

To the first floor landing with storage cupboard and access into the master bedroom with a window to the front with stunning views towards Simon's Seat and an abundance of wooden storage drawers, wardrobes and cabinets. The spacious en-suite comprises of a Geberit concealed cistern w.c., walk-in shower cubicle with rain hood and shower attachment, double basins with vanity unit below, bath, chrome heated towel rail, tiled walls and stunning views over the Fell. The second bedroom has views to the front and laminate flooring and the next bedroom is to the rear with fitted wardrobes, media unit and stunning views over the rear. The fourth bedroom has laminate flooring and views to the front. The family bathroom comprises of a P-shaped bath with shower over, two pedestal wash hand basins, low flush w.c., tiled walls and floors.

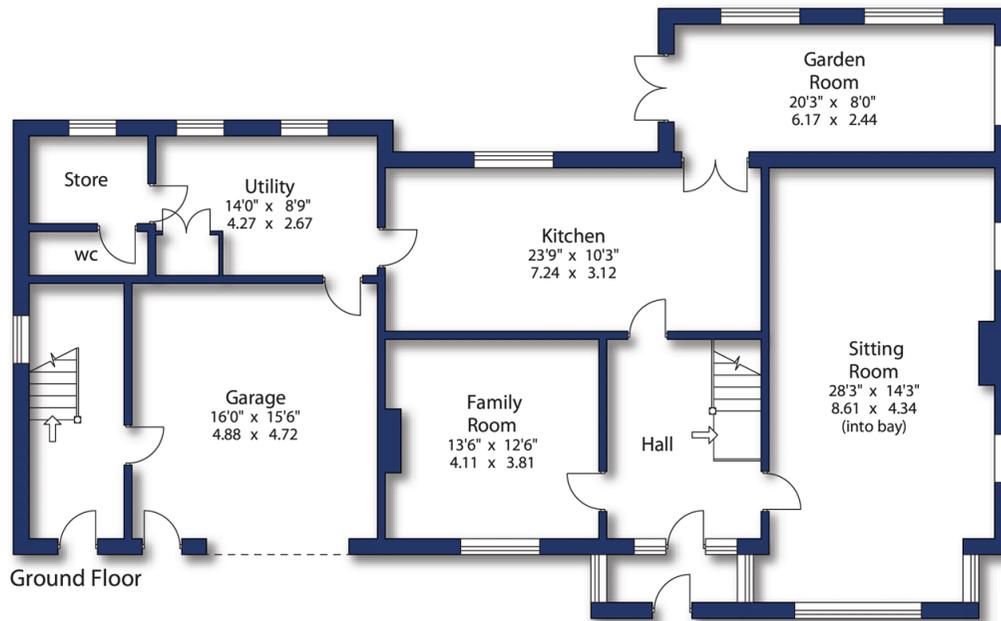
The holiday let has a separate access through a composite door leading into a hallway with a storage heater, window to the side and a staircase to the first floor. A hallway area leads into the open plan living kitchen area with wood floor, two amazing windows giving fantastic views of the Fells and "Simon's Seat". There is a Cinema wall and the kitchen offers a selection of drawer and base units, smart oven, hob, sink with drainer, integrated fridge, panel electric heater and breakfast bar. The bedroom has a storage heater, fitted wardrobe, dressing table, bedside tables and drawers and a window to the rear with stunning views out. The en-suite has a walk-in shower cubicle, low flush w.c., pedestal wash hand basin, bidet, electric heated towel rail and windows providing the stunning views.

# Floorplans



First Floor

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Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





## Directions

From Appletreewick proceed in the direction of Pateley Bridge and about half a mile from the village take the right hand turn signposted for Skyreholme, which is also signposted Parcevall Hall. On entering the village the property will be seen as the last house on the left hand side where it can be identified by our Dacre, Son & Hartley 'For Sale' board.

What3Words backswing.feel.armed

## Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

## Tenure, Services & Parking

- Freehold
- Mains electricity and water are on site. Drainage is to Klargester septic tank. Domestic heating is from a solid fuel Aga and electric radiators.
- There is a garage and driveway parking on site
- The property is located in the Yorkshire Dales National Park

## 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

## Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

## 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 to view.

## 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

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: CSC170241MIK16.04.25/1



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