



## Top Barn, Hetton, Nr. Skipton, North Yorkshire

An impressive and characterful barn conversion, standing discretely on the edge of Hetton, with delightful rural aspects. Four bedroom family accommodation with two bathrooms and extensive ground floor living space including living room, family room, dining kitchen, study and laundry room. A lovely garden wraps three sides of the house. Double garage and driveway parking.

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## Top Barn, Back Lane, Hetton, Skipton, North Yorkshire, BD23 6LX

Harrogate 27 miles, Skipton 5.5 miles, Leeds 32 miles (all distances approximate)

**Guide Price: £945,000**

### Accommodation

Ground Floor: Entrance Hall with Cloakroom off; spacious Dining Kitchen with a comprehensive range of units; dual aspect Living Room; lovely Family Room with double doors to the garden; Study with garden access; Laundry/Boot Room.

First Floor: four Double Bedrooms, the majority with fitted wardrobes; Ensuite to Bedroom One, and further House Bathroom.

Delightful garden with some lovely far-reaching views and south westerly facing terrace. Driveway to double garage. Secondary, gated access. Sweeping lawns and borders.

### General Remarks

Converted at the turn of the millennium by highly regarded developers, R N Wooler & Co. Ltd., Top Barn is discreetly positioned on the edge of the much sought after village of Hetton, enjoying a charming location with some delightful views towards beautiful open countryside, whilst the history of the property dates back to agricultural roots of this conveniently positioned southern Dales community.

Top Barn seamlessly blends individual character with the requirements of modern day living, the ground floor presenting three excellent reception rooms – two of which have direct garden access and aspects towards the south west – whilst a large dining kitchen offers plenty of space for the needs of a family and is complemented by both a cloakroom and a generously proportioned laundry/boot room.

To the first floor there are four sizeable double bedrooms, the majority of which have fitted wardrobes, whilst the principal bedroom also has its own stylish Ensuite bathroom off – supplementing the property's well-appointed house bathroom.

The house has the advantage of ample parking, with the double garage being approached by a full width driveway. There is a secondary gated access with hard standing beyond, whilst the gardens provide a



lovely amenity and are mostly laid to lawn with flower borders and a broad terrace adjacent to the family room and study.

Hetton is without question one of the most desirable of the southern Dales villages, occupying a stunning location whilst enjoying excellent accessibility to the bustling market town of Skipton, some 5.5 miles to the south and forming a hub from where there are excellent commuter links with Harrogate and also Clitheroe and East Lancashire. The setting amidst some of Yorkshire's finest countryside offers seemingly endless opportunities for breathtaking walks, cycling and other country pursuits.

Skipton provides excellent shopping, with 'high street' stores rubbing shoulders with a colourful array of independent shops. There are numerous dining, sporting and other social amenities, whilst from the town's railway station there are regular services throughout the day into both Leeds and Bradford, with regular onward connections to London Kings Cross. The town is home to both Ermysted's Grammar School and Skipton Girls' High School. A number of private schools for children of all ages are within daily travelling distance.

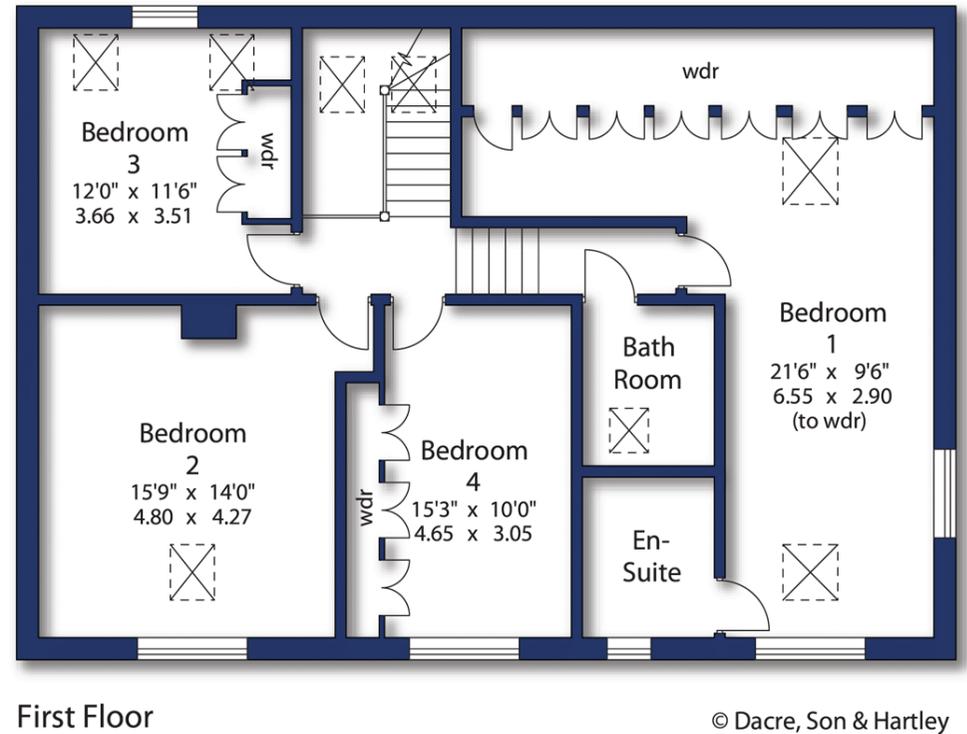
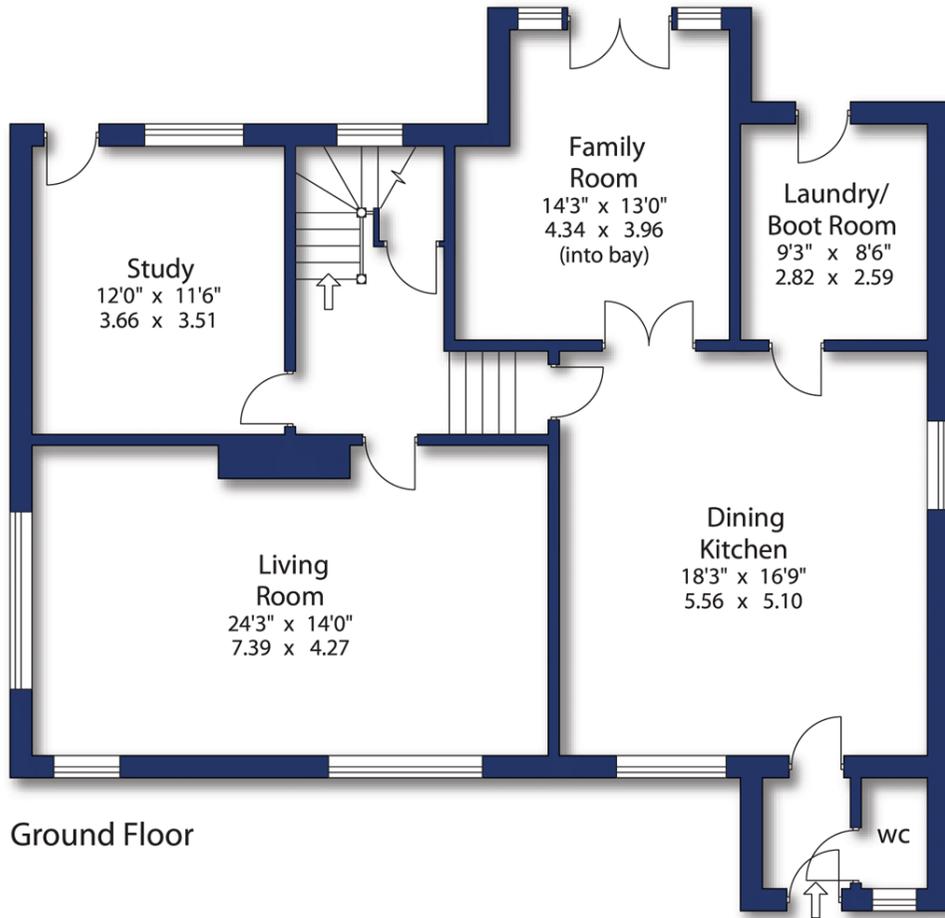
The large villages of Gargrave (4.5 miles), and Grassington (5 miles) are both just a few minutes' drive away and enjoy a broad provision of facilities to satisfy everyday needs.

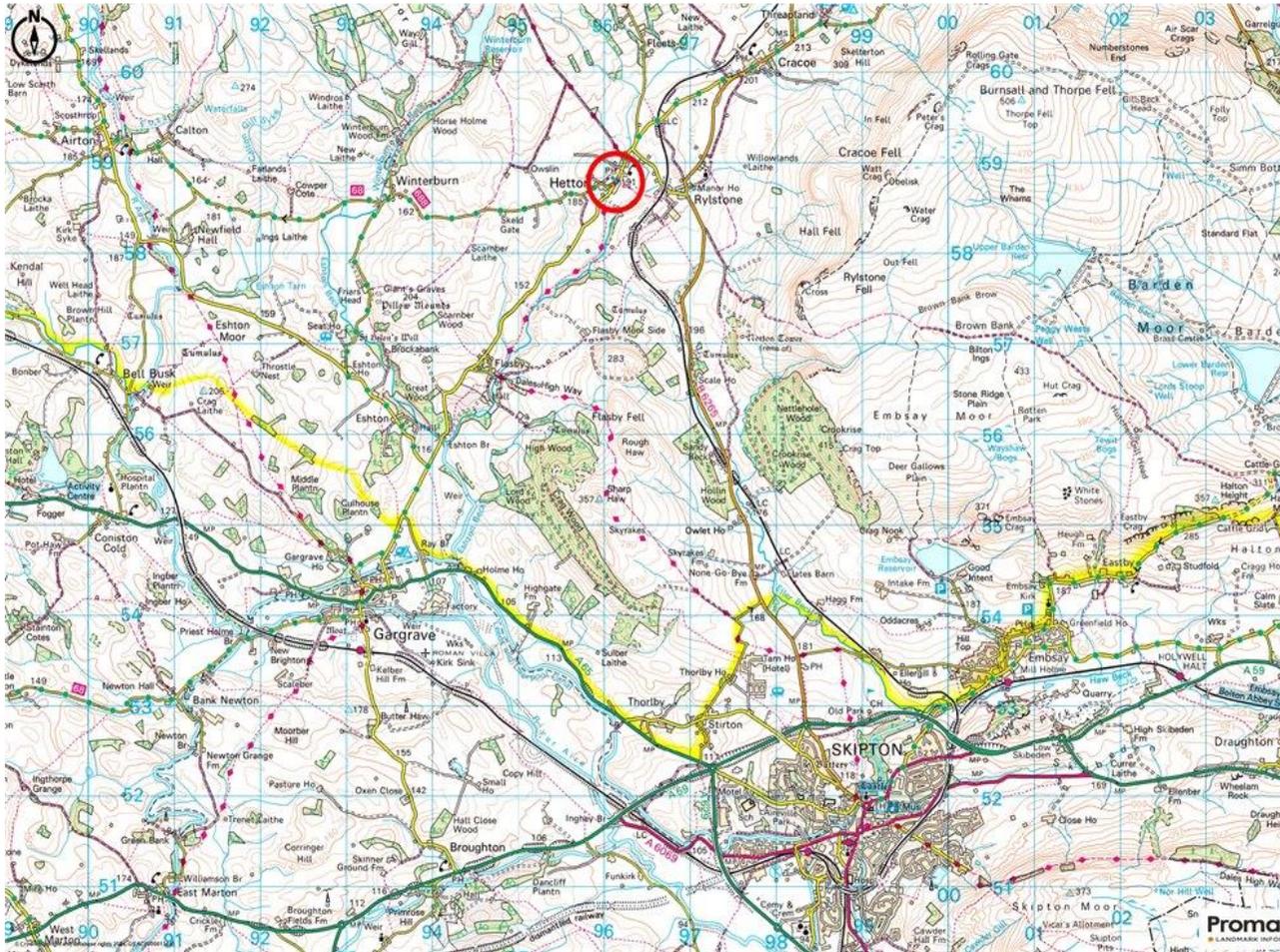






# Floorplans





## Directions

From Skipton take the B6265 signposted for Grassington. Upon entering Rylstone turn left by the duck-pond, proceed under the railway bridge and at the T junction turn left. Immediately before the Angel Inn take a right up Back Lane. Follow the road around to the left, Top Barn will be located on the left marked by our Dacre, Son & Hartley 'For Sale' board. What3Words cover.wealth.pocketed

## Local Authority and Council Tax Band

- North Yorkshire Council
- Council Tax Band G

## Tenure, Services and Parking

- Freehold
- The property is located within the Yorkshire Dales National Park.
- Mains electricity, water and drainage are installed. Oil-fired central heating supplemented by a wood burning stove.
- Driveway and double garage.

## Internet and Mobile Coverage

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

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves 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.

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Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

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