



## Middle Barn, Stirton Lane, Stirton, Skipton, BD23 3LN

An exceptional executive detached residence offering five/six double bedrooms, ample off road parking, a detached garage, and beautifully maintained gardens. Ideally situated in the picturesque village of Stirton, just one and a half miles from Skipton town centre, this outstanding home must be viewed to be fully appreciated. NO ONWARD CHAIN

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## Middle Barn, Stirton Lane, Stirton, Skipton, North Yorkshire, BD23 3LN

Harrogate 24 miles, Skipton 2 miles, Leeds 28 miles (all distances approximate)

**Guide Price: £995,000**

### Accommodation

- **Detached property in immaculate condition**
- **Five/six double bedrooms**
- **Glorious views front and rear**
- **Meticulously maintained gardens**
- **Ample parking and detached garage**
- **Highly sought after location of Stirton**
- **No onward chain**

### General Remarks

Upon entering the property at ground floor level, you are welcomed into a spacious entrance hallway providing access to four well proportioned double bedrooms, the house bathroom and a staircase leading to the first floor. A practical utility room is also located on this level, offering plumbing and space for both a washing machine and dryer, a stainless steel sink with drainer, a range of base and wall units and a cupboard housing the boiler. The principal bedroom benefits from fitted wardrobes, a useful understairs storage cupboard, and a superbly appointed en suite, featuring a contemporary three piece suite comprising a generous walk in shower with rainfall head, a hand wash basin set within a vanity unit, low flush w.c., heated towel rail, extractor fan, and fully tiled walls and flooring. Three further double bedrooms are situated on this floor, each with fitted wardrobes, along with the stylish house bathroom, which is fitted with a modern three piece suite including a walk in rainfall shower, vanity basin, low flush w.c., heated towel rail, extractor fan and full tiling throughout.

Ascending to the first floor, you are greeted by an impressive and beautifully presented dining kitchen, fitted with an extensive range of base, wall, and drawer units complemented by contrasting work surfaces. Features include a Belfast sink, range cooker with electric oven, five ring gas hob and stainless steel extractor above, along with integrated appliances including a fridge/freezer and dishwasher. The central island incorporates a wine cooler, while a Velux window enhances the space with natural light and provides access to the rear of the property. Leading on, the spacious living room benefits from two Velux windows, creating a bright and



airy atmosphere. There is also a versatile office space with fitted storage, ideal for home working or alternatively suitable for use as an additional bedroom. Further along the landing is a separate w.c., fitted with a two piece suite comprising a low flush w.c. and hand wash basin, along with a heated towel rail, extractor fan, and oak flooring. The accommodation is completed by a further sitting room, which could also serve as an additional bedroom, and benefits from its own en suite facilities. This well appointed space includes a modern four piece suite comprising an enclosed rainfall shower, panelled bath, low flush w.c., and a vanity basin, along with a heated towel rail, extractor fan, partially tiled walls and fully tiled flooring.

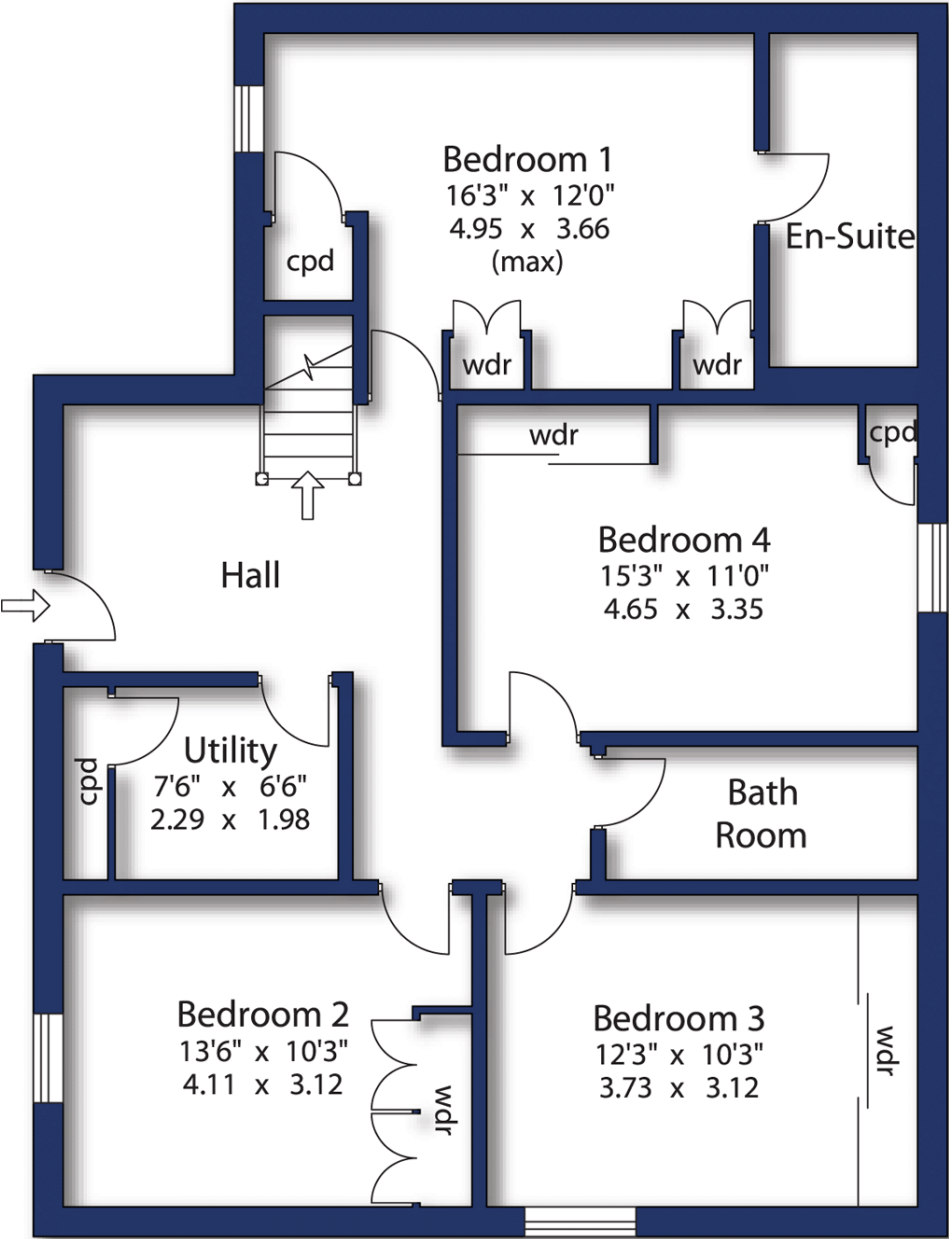
To the front, a charming seating area is perfectly positioned for relaxation, enjoying a pleasant outlook over the garden. A well maintained lawn provides a soft contrast to the stone and paving, complemented by mature bushes and established shrubbery. The overall design is both stylish and low maintenance, ideal for modern living. Access to the rear is via electric gates, opening onto a generous driveway that offers ample off street parking and leads to a detached garage, complete with a remote-controlled door and convenient side access. The rear garden has been thoughtfully landscaped to create an inviting outdoor space, featuring a paved patio seating area ideal for entertaining, alongside a neatly presented artificial lawn for ease of upkeep.



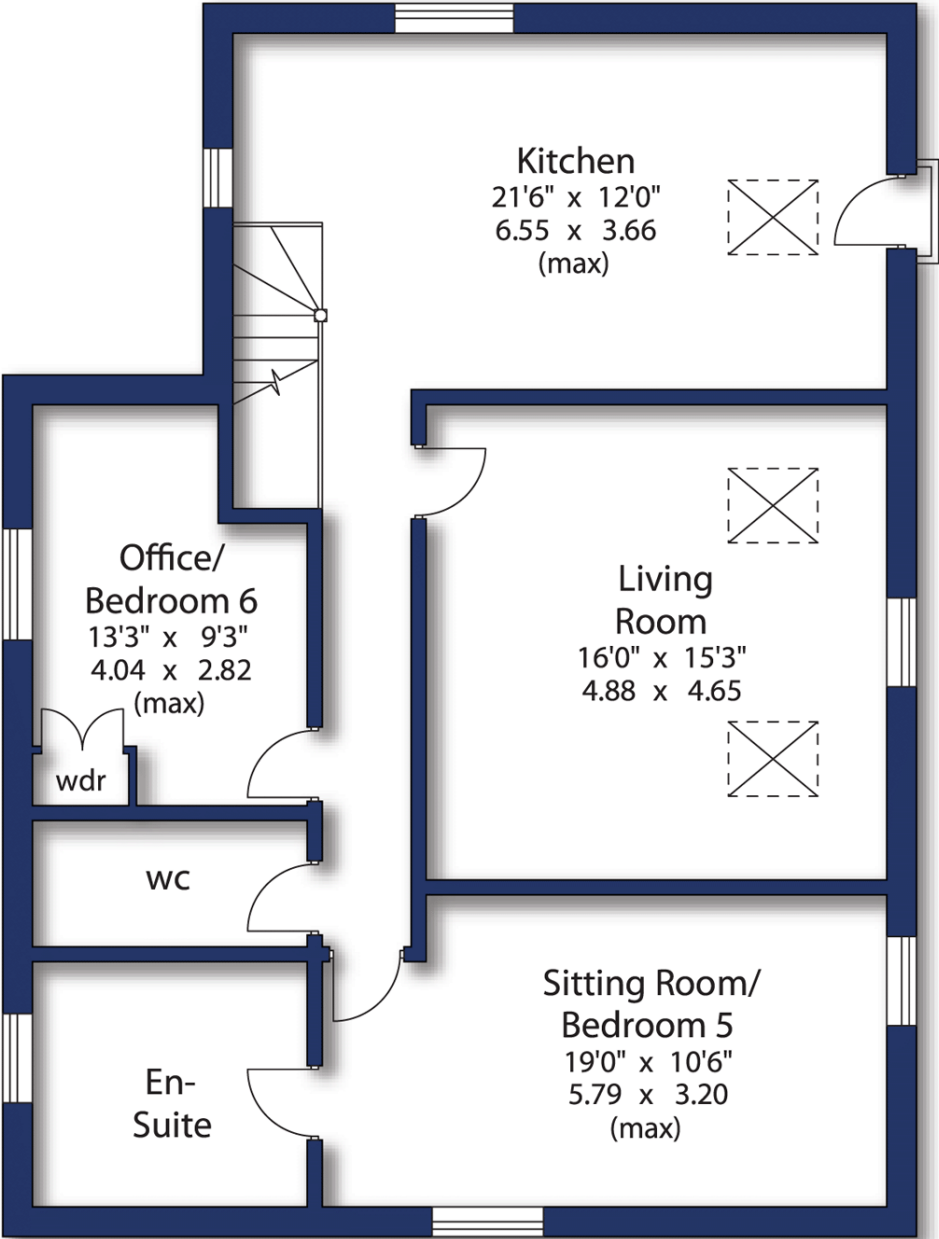




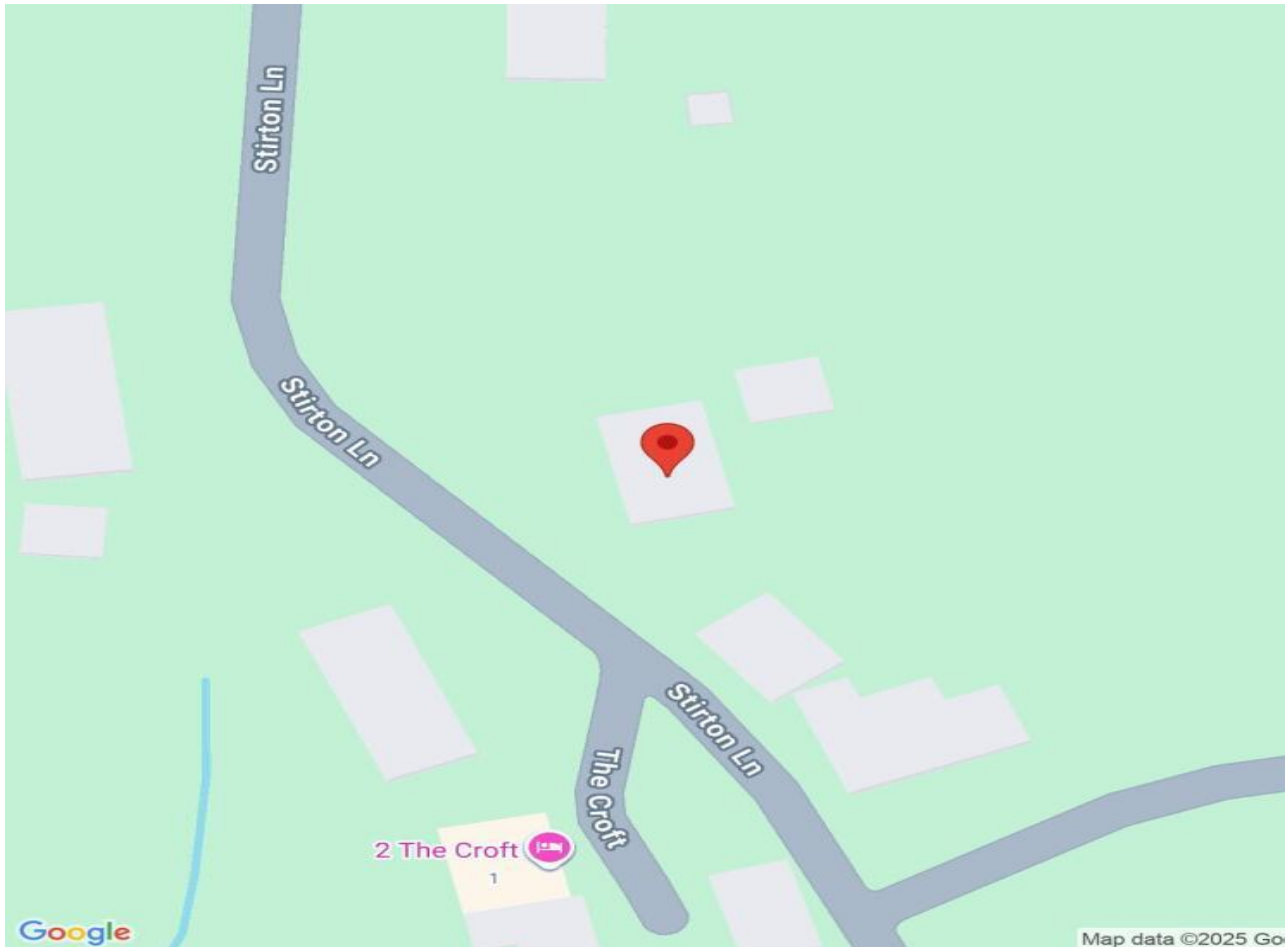
Floorplans



Ground Floor



First Floor



## Directions

From the top of Skipton High Street, bear left towards Grassington and where the road forks, keep to the left on Raikes Road. Follow the road until it turns into White Hills Lane, past the Driving Range, then at the crossroads turn left on to Stirton Lane and after a short distance the property will be easily identified on the left hand side. What3Words spell.bibs.waged

## Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band F

## Tenure, Services & Parking

- Freehold
- Mains electricity and drainage are installed. Water is from a private water supply. Domestic heating is from an LPG gas fired boiler
- Parking and garaging are both available on site
- Please note that there is TPO on 1 tree. Please note that there is a right of access for the neighbour and also for Stirton Water Trust by foot or vehicle to access the water pump over the driveway. There is also a overage clause in place until December 2038

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## 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 £34.20 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	88 D	74 C
39-54	E		
21-38	F		
1-20	G		

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