



## Deerstones Cottage, Deerstones, Skipton

An enchanting country home set amidst some of Yorkshire's finest countryside, with gardens and paddock extending to around 4.67 acres. Characterful and well specified living, complemented by an annex and further detached guest accommodation. A rural ideal readily accessible for Ilkley, Skipton, and Harrogate.

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## Deerstones Cottage, Deerstones, Skipton, North Yorkshire, BD23 6JB

Skipton 7 miles, Harrogate 15 miles, Leeds 24 miles (all distances approximate)

**Guide Price: £1,450,000**

### Accommodation

Ground Floor: Living Room with feature fireplace and bifold doors to the garden; Family Room - an impressive room open to the eaves and with a pair of trifold doors opening onto the terrace and offering magnificent views; Kitchen, comprehensively equipped and with a large central island unit incorporating a breakfast bar, open plan to Living Area, full of light and having bifold doors to two sides to make the most of the views; Pantry; Study with staircase off; WC and Boot Room with a range of fitted cupboards.

First Floor: Three double Bedrooms, all with fitted wardrobes and one with en-suite Shower Room; House Bathroom.

Attached Guest Bedroom with Wet Room off; separate detached Guest Room with Kitchenette, WC and Shower.

Outside: The house is approached via a sweeping tarmac driveway which offers ample parking and access to the property's detached double garage block with power, light and remote-control doors. The house is set amidst gardens extending to around 1.2 acres, which comprise formal gardens, mature shrubs and hedging, colourful flower borders and a range of outbuildings including a stable (with power and water), and adjacent kennel. Beyond the immediate garden is the paddock (around 3.48 acres) - of obvious interest to those with equestrian or space-consuming hobbies, and with both a natural and mains fed water supply.

### General Remarks

Deerstones Cottage has the advantage of arguably one of the finest locations within North Yorkshire - the property nestling amidst beautiful open countryside in the lea of Beamsley Beacon, within private grounds with magnificent views, whilst being readily accessible to the local towns of Ilkley, Skipton and Harrogate.

The house has been significantly extended over the years and offers excellent ground floor living with three well-proportioned principal rooms along with a superb living kitchen combining preparation, dining and seating areas - the latter with broad tri-fold doors to two sides making the most of the unspoilt aspects.



Bedroom accommodation is versatile, with three double room (one ensuite) within the principal house, whilst attached to one side is a guest suite comprising a double bedroom and stylish wet room. Additional space is available via the bothy - a charming space offering studio living with its own WC, shower and kitchenette facilities.

The grounds to the house are a delight - with formal landscaped gardens, wonderful areas within which to sit and soak up the sun, an orchard and productive fruit garden. Greenhouse with power and water. To the north and east of the house there is a generous paddock extending to around 3.48 acres - ideal for those with equestrian or other agricultural interests.

The hamlet of Deerstones is one of the area's most sought after communities, discreetly set in the heart of unspoilt Wharfedale within the Yorkshire Dales National Park. The community is ideally placed for the commuter with ready road access into Ilkley, Harrogate and Skipton with the M65 beyond. Nearby Bolton Abbey, which is within comfortable walking distance, is home to the renowned Devonshire Arms Hotel. Rail services from nearby Ilkley provide frequent connections throughout the day into Leeds and Bradford, with Leeds and Harrogate also having numerous daily services to London Kings Cross. An international airport is just some 15 miles distant.

Both Ilkley and Skipton provide comprehensive retail and social amenities and whilst private schooling for all ages, is within daily travelling distance, the hamlet falls within the catchment area of both Ermysteds Grammar School and Skipton Girls High School, and has its own nearby primary school - the Boyle and Petyt.













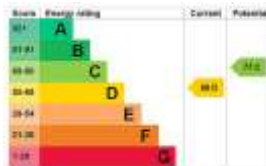


# Floorplans





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## Directions

From Ilkley proceed towards Addingham and follow directions through the village towards Bolton Abbey and Grassington. At the roundabout at the A59 junction, turn right towards Harrogate and continue ahead for a mile or so where the lane leading towards Deerstones will be seen to the right-hand side just before the speed restriction sign. Continue ahead for a couple of hundred yards and the driveway leading to Deerstones Cottage will be seen to the left-hand side. What3Words: cracks.gave.crank

## Local Authority & Council Tax Band

- North Yorkshire Council, Craven, Council Tax Band E

## Tenure, Services & Parking

- Freehold
- The property is located within the Yorkshire Dales National Park
- Mains electricity and shared private water supply. Heating and domestic hot water is provided by way of an oil-fired boiler. Private drainage. 7 Kw EV charger
- Garage and off street driveway parking
- Fibre broadband to the house, annex and bothy
- The bothy has planning consent for short term holiday use and is subject to a 106 agreement

## 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. Dacres Ref: ILK260089

