

CONISTON BARN



CONISTON COLD ♦ NEAR SKIPTON ♦ NORTH YORKSHIRE



CONISTON BARN, STAINTON COTES CONISTON COLD, BD23 4EQ

Manchester 50 miles • Settle 10 miles • Gargrave 3 miles • Skipton 8 miles • Leeds 34 miles

An exceptional contemporary detached property providing spacious and immaculately presented accommodation of the highest quality throughout, together with a separate cottage and a substantial garage with useful accommodation above, occupying a private country setting amidst professionally landscaped gardens and grounds extending to 2½ acres (1.01 ha), enjoying far reaching views over beautiful countryside and situated in a small hamlet, midway between Skipton and Settle, on the southern fringe of the Yorkshire Dales.

PRINCIPAL HOUSE

Reception hall • Cloakroom • Impressive double height staircase hall with sitting area
Exceptional open plan living area featuring kitchen, snug, dining area, sitting area and a study area • Utility room • Television lounge
Split level landing • Principal bedroom, dressing room and an en suite bathroom
Three additional bedrooms, each with en suite bath or shower rooms • Boiler room • Store room

COTTAGE

Sitting room • Kitchen • Dining room/study
Two bedrooms • En suite shower room
House bathroom

GARAGE BLOCK & OFFICE SUITE

Four car garage with electric charging points
Store room • Gardeners WC • Extensive first floor accommodation, currently used as a large home office facility, but suitable for a variety of alternative uses • Stable block and machinery store

OUTSIDE

Electrically operated entrance gate flanked by high dry-stone walling • Large courtyard providing secure parking for multiple vehicles
Detached stable block and adjoining store
Extensive entertaining terrace with lavender borders • Enclosed barbeque and seating area
Superb lawned garden enclosed by dry stone walling • Secondary access with hardstanding area • Paddock land beyond





THE LOCATION

Coniston Barn enjoys an idyllic setting within a small hamlet just south-west of the village of Coniston Cold. Positioned midway between Skipton and Settle, on the southern edge of the Yorkshire Dales and close to the Yorkshire/Lancashire border, the property offers a perfect balance of rural tranquillity and excellent accessibility.

The location provides convenient access to the major commercial centres of West Yorkshire and Greater Manchester. A comprehensive range of shops, services and leisure amenities can be found in nearby Skipton, Settle and Gargrave, while excellent road and rail links connect the area to Leeds, Bradford, Manchester, the Lake District and the East Lancashire towns of Clitheroe, Blackburn and Burnley.

The property is particularly well placed for families, with a selection of highly regarded state and independent schools within easy reach, including Giggleswick School and Sedbergh School, both catering for pupils aged 4 to 18, together with Ermysted's Grammar School, Skipton Girls' High School and Settle College.

For national and international travel, Leeds Bradford Airport lies approximately 27 miles to the south-east, while Manchester Airport is around 60 miles to the south, providing excellent connections across the UK and beyond.





THE OPPORTUNITY

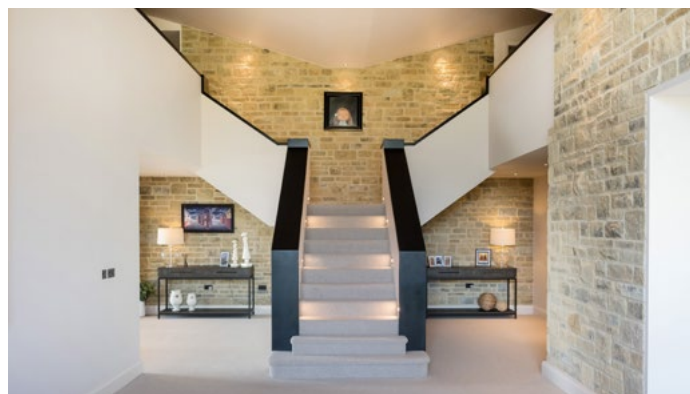
Coniston Barn is an amazing contemporary residence, meticulously designed and finished to the highest of standards, offering outstanding accommodation with a seamless blend of luxury, style and functionality. This remarkable family house showcases striking architectural design, expansive light filled interiors and an impeccable specification throughout.

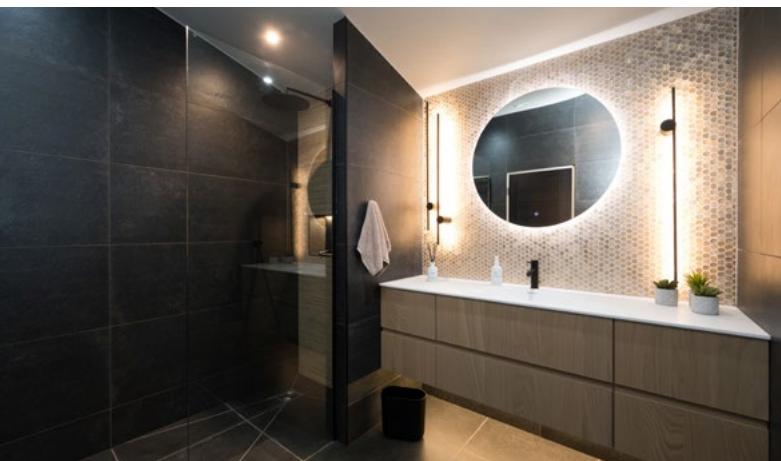
Featuring generous open plan living spaces, luxurious Porcelanosa bathroom suites, bespoke fittings, state of the art technology and carefully curated finishes, every detail has been considered to create a home of outstanding quality.

The attention to detail and specification throughout is second to none. The house benefits from fully ducted air conditioning, while the cottage enjoys its own independent air conditioning system. Heating and hot water are provided by highly efficient air source heat pumps, complemented by a whole-house mechanical ventilation with heat recovery system. State-of-the-art smart home technology controls the lighting, with integrated Sonos speakers providing seamless audio in a number of rooms. Premium Schüco triple-glazed windows and doors, some of which are fully automated, enhance both comfort and energy efficiency. Security is equally impressive, with a sophisticated alarm system and comprehensive CCTV coveragem offering complete peace of mind.

This skilful development was undertaken on behalf of the owners by Bowman Riley in Skipton and was awarded Best Small Development at the Yorkshire Residential Real Estate Awards in 2025 and won the Northern Design Award in the category of conversion, repurpose and redesign.

The sale of this impressive and unique property represents a rare opportunity to acquire a home that offers the very best in modern living, combined with an unparalleled lifestyle in an exceptional setting.





THE PRINCIPAL HOUSE

The principal house extends to just over 6,700 sqft (622 sqm) of living space and is perfectly suited for both everyday family living and entertaining.

On the ground floor is an imposing reception hall with cloakroom, leading into a dramatic double height hall with adjoining seating area. Double doors lead through to the quite amazing open plan living area, with extensive glazing to frame the stunning countryside views. The open plan living area is simply breathtaking and is segregated into individual and comfortable areas including a top of the range and fully integrated German kitchen with Miele appliances and a walk in pantry, snug, dining area, sitting area and a study area – all perfect for everyday living. Also on the ground floor is a separate television lounge with feature fireplace and media wall.

The first floor is approached by a central staircase off the hall, with subtle in-built lighting. Off the split-level landing lie 4 beautifully proportioned bedrooms, each enjoying lovely outlooks over the gardens, grounds and countryside beyond. The impressive principal bedroom has a bespoke fully fitted dressing room and a luxurious en suite bathroom, with the three other double bedrooms being equally as impressive, having stylish and thoughtfully designed en suite shower rooms.

THE COTTAGE

Set within the attractive enclosed courtyard and conveniently located within a short walk from the principal house, the detached cottage provides superb accommodation for guests or extended family. The cottage is beautifully presented and offers high-quality living space, including an elegant sitting room with an adjoining kitchen, a study/dining room, a principal bedroom with a dressing area and an en suite shower room and a further double bedroom, with its own adjoining bathroom.





THE GARAGE BLOCK & OFFICE SUITE

A substantial detached garage complex sits within the courtyard, providing parking for up to four vehicles across two double garages, each equipped with electric vehicle charging points. Adjoining the garages is a useful store room and a gardener's WC.

Further versatile accommodation is available on the first floor, currently configured as a spacious home office. This flexible space could readily be adapted to suit a variety of alternative uses, subject to individual requirements.

Located to the rear of the garage is a stable block and machinery store.





OUTSIDE

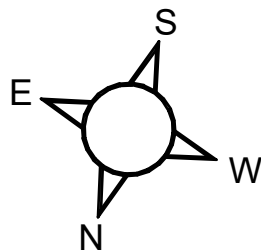


The property enjoys a beautifully landscaped garden, thoughtfully designed to create an attractive and private outdoor setting. An extensive entertaining terrace provides the perfect space for al fresco dining and social gatherings, bordered by fragrant lavender beds that add colour, texture and seasonal interest.

A charming enclosed barbecue and seating area offers a sheltered area for relaxing with family and friends, while the superb lawned garden provides an expansive open space for recreation and enjoyment. The gardens are attractively enclosed by traditional dry stone walling, enhancing both character and privacy.

Beyond the main garden to the front, a secondary access leads to a useful hardstanding area, ideal for additional parking or equestrian use. Further extending the property's appeal is a paddock situated beyond, offering excellent potential for grazing or leisure pursuits.





FLOOR PLANS

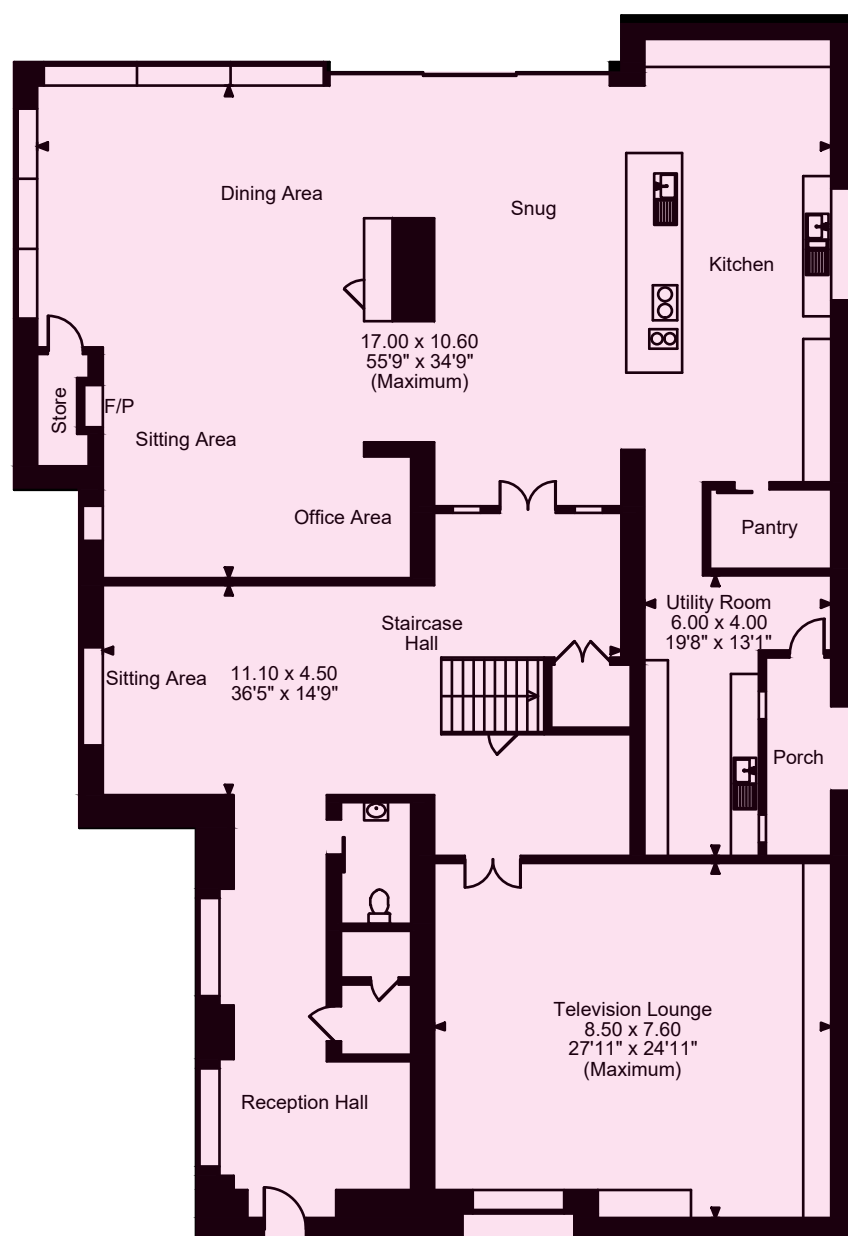
Approximate Gross Internal Area

Main House: 6,784 / 630 sq m

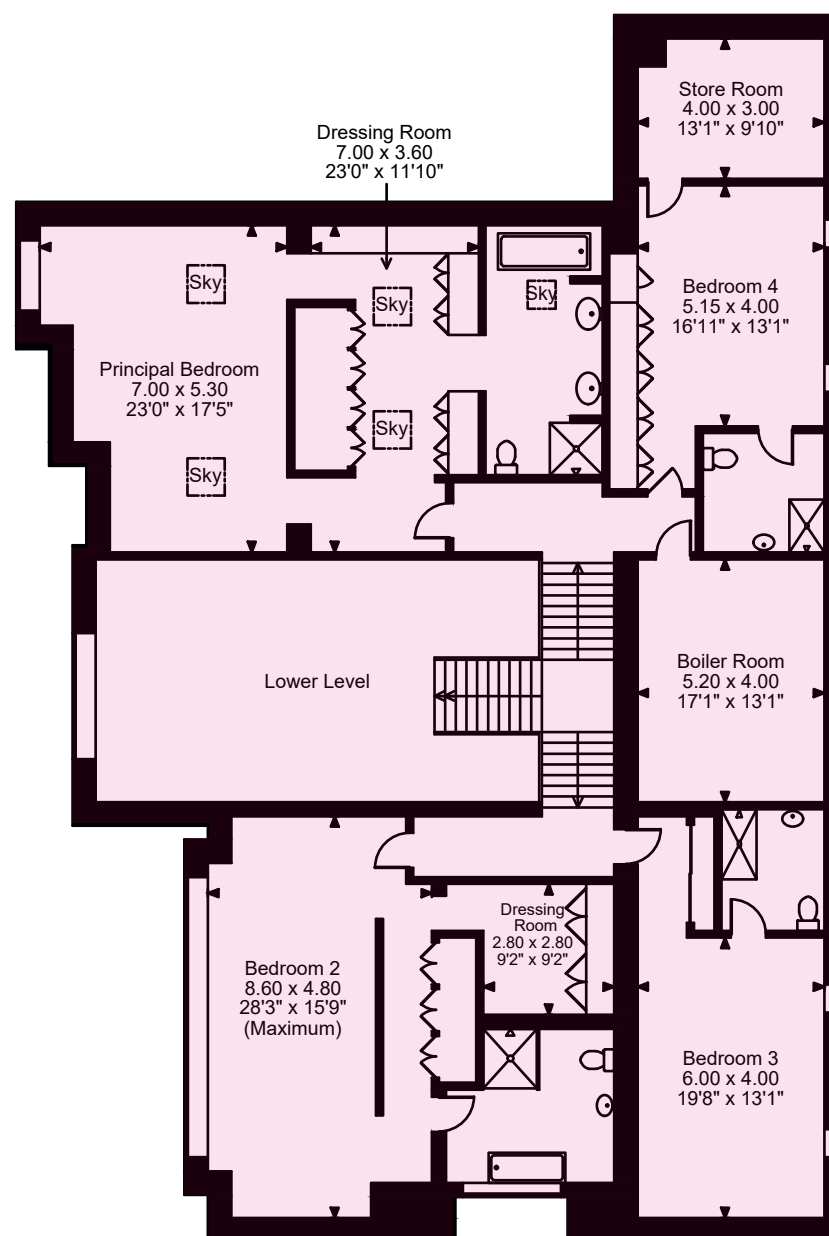
Cottage: 1,006 sq ft / 93 sq m

Garage Buildings: 2,354 sq ft / 219 sq m

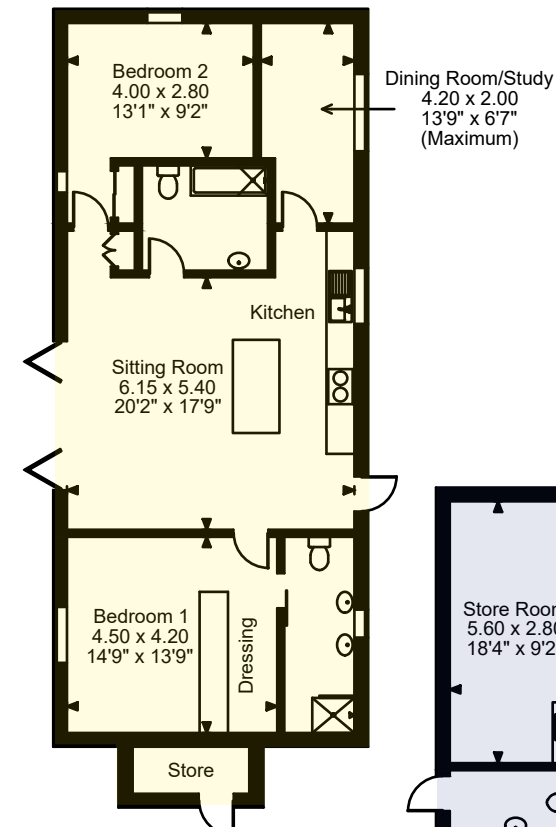
Total: 10,144 sq ft / 942 sq m



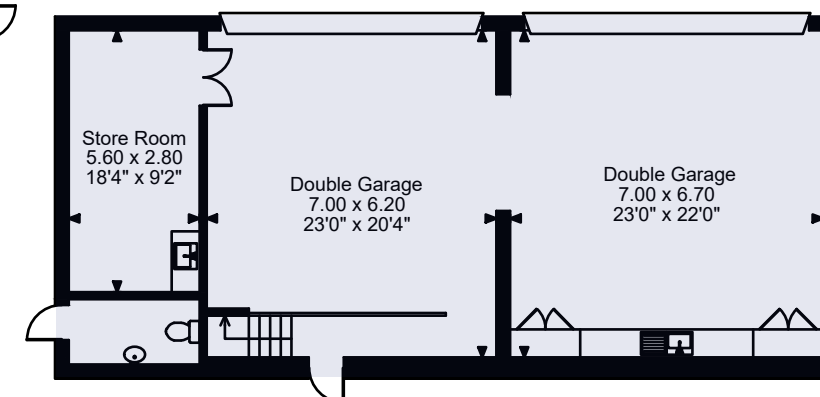
Ground Floor



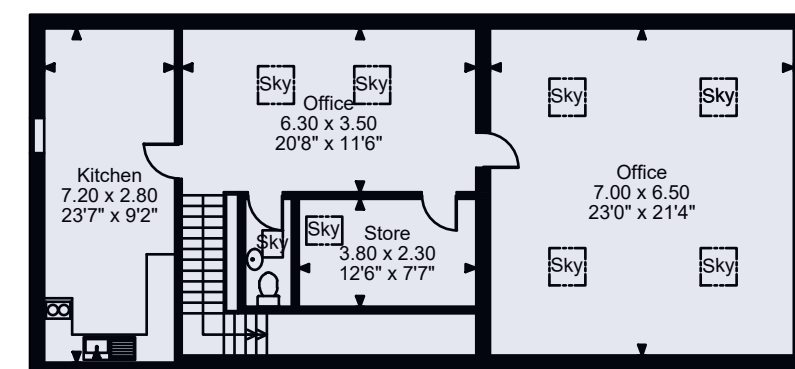
First Floor



Cottage



Garage Ground Floor



Office Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

ADDITIONAL INFORMATION

TENURE

We are advised that the property is freehold and vacant possession will be given on legal completion.

SERVICES

We are advised that mains electricity is installed. Air source heat pumps are installed for heating and hot water. Water is supplied by a private borehole with the latest technology for filtration. Drainage is to a modern sewage treatment plant. A back up generator is also installed. 8KW solar panels are installed with battery storage in the garage.

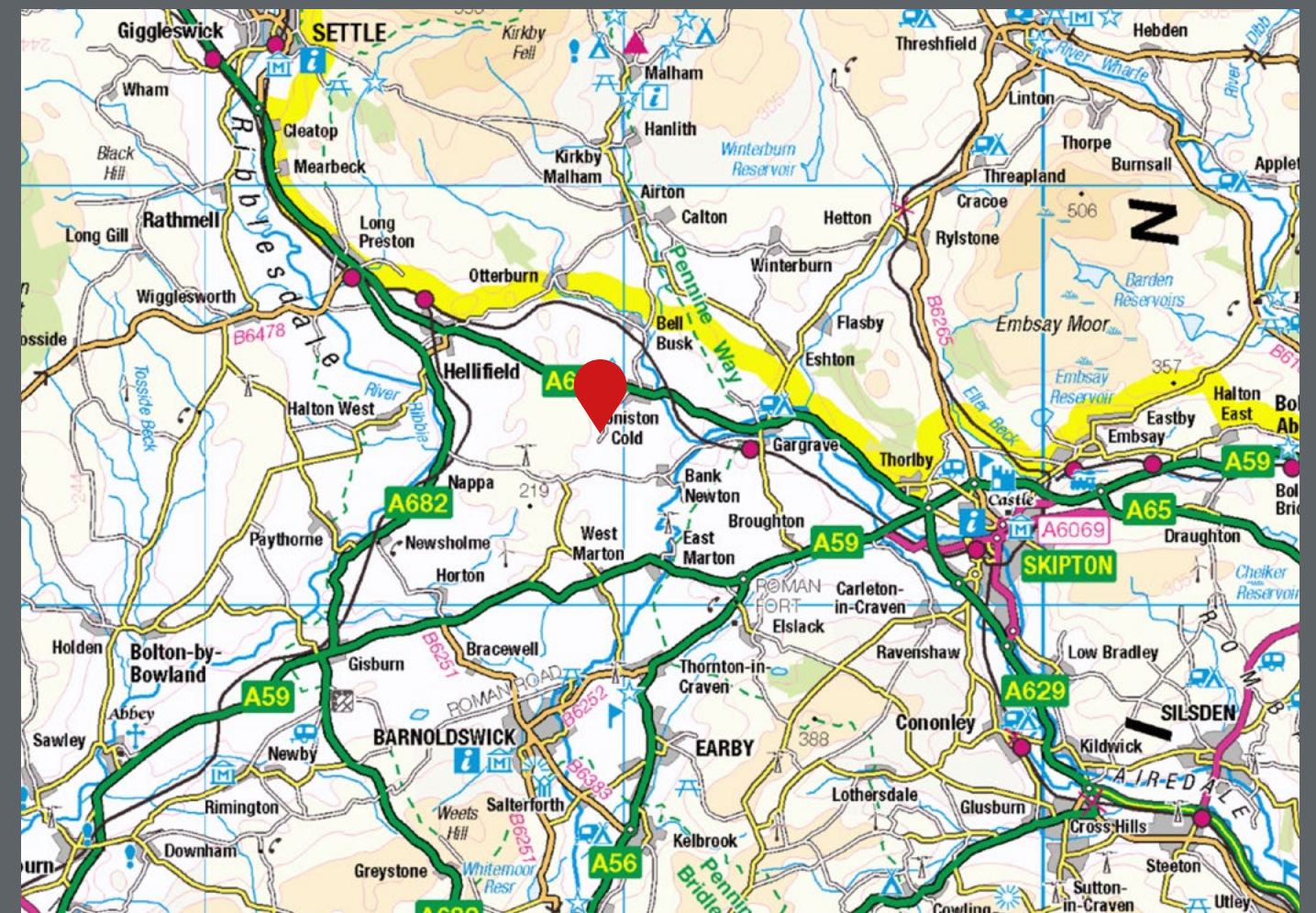
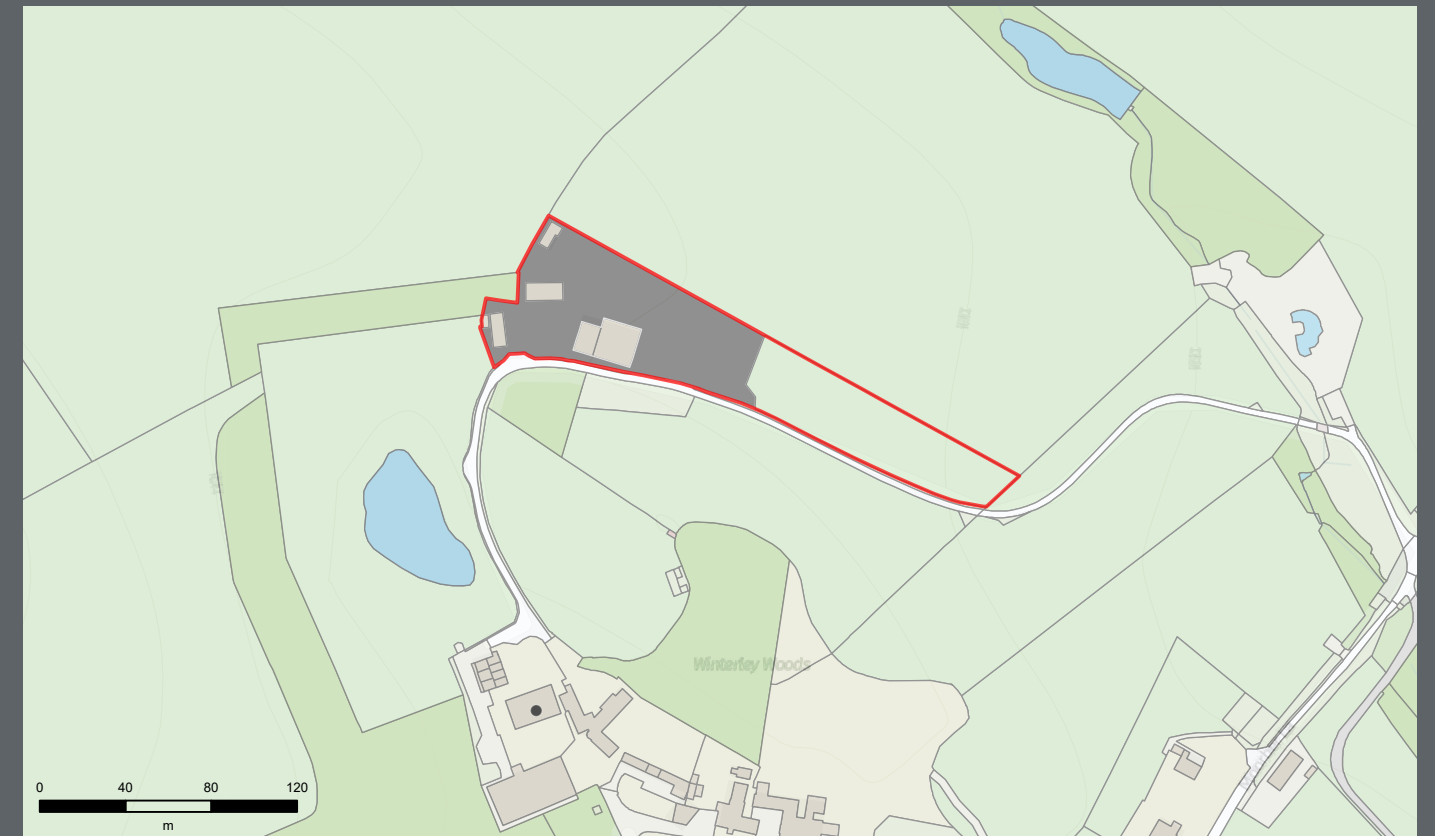
VIEWING

Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

DIRECTIONS

Sat nav: BD23 4EQ

Proceed out of Skipton on the A65 towards Settle. Proceed through Gargrave and into Coniston Cold. Shortly after the turning right to Bell Busk, turn left into Moorber Lane. Follow this lane for just over a mile. Just before the second cattle grid you come to, turn right. Continue on this lane, up the hill. Coniston Barn is the first property you come to on the right.



Carter Jonas

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