

BURLINGTON HIGH BARN
Lothersdale, Near Skipton

Carter Jonas

BURLINGTON HIGH BARN, LOTHERSDALE, NORTH YORKSHIRE, BD20 8EL

Skipton – 6 miles
Ilkley – 13 miles
Harrogate – 28 miles
M65 motorway – 6½ miles

Burlington High Barn is offered to the open market for the first time since it was converted from a cattle and hay barn in 2008. The original buildings date back to 1877 then owned by the Devonshires of Chatsworth hence the Burlington name. More recently the current owners have created this exceptional family residence, successfully combining many of the period features with a luxurious high standard of modern appointment. The flexible accommodation of some 3,500 sqft is arranged over three floors with scope to provide a self contained element for a dependent relative, if required. The charming gardens include an artist's studio suitable for a separate home office and there is a large double garage together with ample additional parking.

Within Lothersdale Village, there is a church, well regarded primary school, public house and a village hall offering a range of community activities. The village of Crosshills is just 2½ miles away with a wider range of shops, sporting/ recreational activities, health centre and a well renowned secondary school, with Airedale General Hospital just a couple of miles further down the road. The towns of Skipton and Ilkley are within easy reach and the spa town of Harrogate some 28 miles away. For the commuter, the business centres of East Lancashire, Manchester and West Yorkshire are within comfortable daily travelling distance and Cononley Station is also just 2 miles away, giving regular services through to Bradford, Leeds and London Kings Cross. For the outdoor enthusiast, the Pennine Way runs through Lothersdale village and the wonderful scenery of the Yorkshire Dales National Park and Lancashire Forest of Bowland are a few miles away.

A STUNNING AND BEAUTIFULLY PRESENTED STONE BUILT DETACHED BARN CONVERSION SET IN APPROXIMATELY 1 ACRE OF PRIVATE LANDSCAPED GARDENS, ENJOYING LOVELY VIEWS OVER THE ADJOINING COUNTRYSIDE AND SITUATED IN THE HEART OF THIS PICTURESQUE NORTH YORKSHIRE VILLAGE NEAR SKIPTON.



The accommodation is approached through a stone entrance porch with solid oak front door and which in turn opens into an impressive reception hall with turned staircase and guest cloakroom. There is a lovely family room open to the garden room both enjoying dual aspects over the gardens. At the centre of the house is a comfortable open plan dining kitchen with bespoke handmade units by Secret Drawer and feature AGA. Steps lead down to a full height dining room with reading area which in turn leads through to a formal sitting room, laundry and boot room. The first floor features a study area, principal bedroom with en suite bathroom, three additional bedrooms and two bathrooms. The second floor offers another bedroom, a playroom and a large store room, all of which could form a self contained element for a dependent relative, if required.

Outside, the property is initially approached up a driveway leading through double gates into an extensive parking area which in turn gives access to a detached double garage adjacent to which is a large lawned garden area with a wealth of established shrubs and mature hedging for privacy. The extensive grounds have been carefully designed with several different vantage points to enjoy the lovely countryside views including a large south facing terrace accessed directly from the kitchen. There is a dry garden at the side with pond stream and kitchen garden with vegetable beds. On the other side of the house is a cottage garden with greenhouse leading down to an artist's studio/home office overlooking the countryside to the south and an established orchard.









ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.
Viewings: Strictly by appointment through the selling agents Carter Jonas - 01423 523423.
Directions - BD20 8EL: Travelling from Skipton towards Carleton, before reaching the village bear left onto Pale Lane signposted Lothersdale bearing right after approximately one mile. At the crossroads continue straight across and drop down the hill into Lothersdale itself. In the centre of the village pass the Hare and Hounds Inn on the right and the driveway to the property is within one hundred yards on the right.



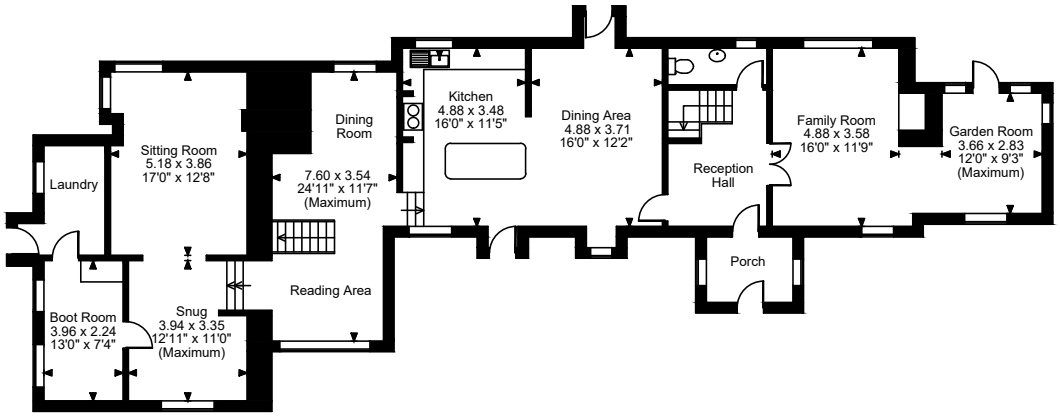




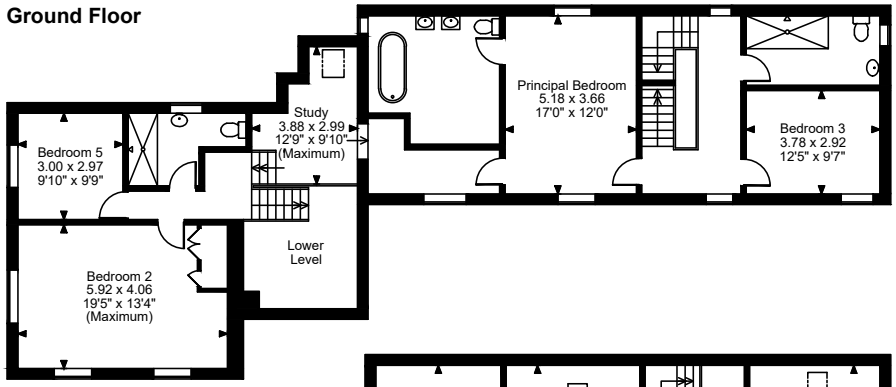




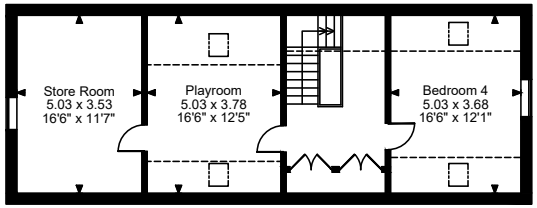
Burlington High Barn, Lothersdale
Approximate Gross Internal Area
Main House = 3,779 sq ft / 351 sq m
Double Garage = 306 sq ft / 28 sq m
Total = 4,085 sq ft / 379 sq m



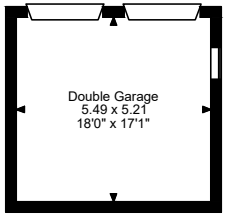
Ground Floor

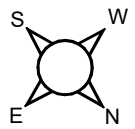


First Floor



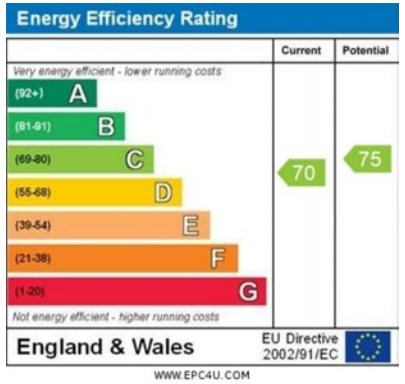
Second Floor











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