



CALTON LODGE
Calton, Near Skipton

Carter Jonas

CALTON LODGE, CALTON LANE, CALTON, BD23 4AD

Gargrave – 5 miles

Grassington – 8½ miles

Skipton – 9 miles

Settle – 7 miles

Calton is a traditional and picturesque village situated on the southern fringe of the Yorkshire Dales National Park. The market towns of Skipton and Settle, and the villages of Gargrave and Grassington, are all nearby and provide a good range of everyday facilities, together with a variety of schools for children of all age groups. There is a useful rail service from Gargrave to Skipton and Leeds, as well as good road networks nearby which provide access to the West Yorkshire conurbation, East Lancashire and Manchester beyond. In addition, the village is situated a short distance from Malham – a haven for walkers and countryside lovers with its outstanding landscape features of The Cove, Gordale Scar, Malham Tarn and Janet's Foss waterfall.

Calton Lodge is a beautiful Grade II listed detached property which, according to the listing, is believed to have origins dating as far back as the 17th Century, with 18th and 19th Century alterations. It offers well proportioned and well presented accommodation of considerable charm and character and occupies an idyllic, slightly elevated south facing position on the western edge of the village, enjoying lovely far reaching views over undulating countryside towards Pendle Hill in the distance.

The accommodation is arranged over two floors and includes a reception hall, lovely sitting room, dining room and a breakfast kitchen with a modern electric Aga. Also on the ground floor is a rear hall, cloakroom, walk in pantry and a utility/laundry room. On the first floor is a landing, principal bedroom with an en suite shower room, two additional double bedrooms and a house bathroom.

AN ATTRACTIVE GRADE II LISTED DETACHED PROPERTY PROVIDING WELL PRESENTED ACCOMMODATION, WITH A SUBSTANTIAL TWO STOREY BARN SUITABLE FOR A VARIETY OF USES, SET WITHIN DELIGHTFUL GARDENS AND GROUNDS EXTENDING TO JUST UNDER AN ACRE (0.4 HA), ENJOYING FAR REACHING VIEWS AND OCCUPYING A LOVELY POSITION ON THE WESTERN EDGE OF THIS PICTURESQUE VILLAGE.





CALTON LODGE

A substantial two storey barn lies to the west of the house and currently provides a double garage with an electrically operated door, store, workshop and an old piggery to the ground floor. The first floor, which can be approached directly from the garden, is currently an open plan general purpose room, suitable for a variety of uses. Planning permission was granted in September 2023 for change of use of the first floor to a dwelling house for holiday accommodation and/or occupants of Calton Lodge, or their guests. Potential therefore exists to convert this area into additional ancillary accommodation, should it be required. The plans are available on request or can be viewed online on the Yorkshire Dales National Park planning portal - the planning decision notice is C/16/25G.

The delightful gardens and grounds surround the property and create an exceptional feature of this stunning period house, extending to just under an acre (0.4 ha) in total. There is a pretty cottage style garden to the front, a secret walled and lawned garden with a party barn and summerhouse, pond and a croft beyond with a productive vegetable garden, as well as several useful outbuildings. There is separate vehicular access off Calton Lane servicing the croft.





ADDITIONAL INFORMATION

Tenure

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

Services

We are advised that mains electricity and water are installed. Drainage is to an up to date sewage treatment plant. Central heating is provided by an oil fired boiler.

Viewings

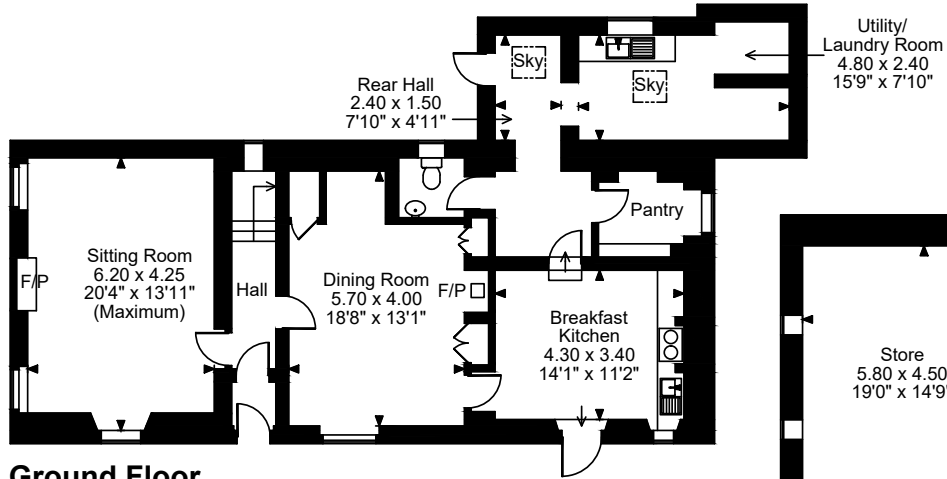
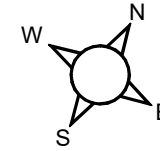
Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - BD23 4AD

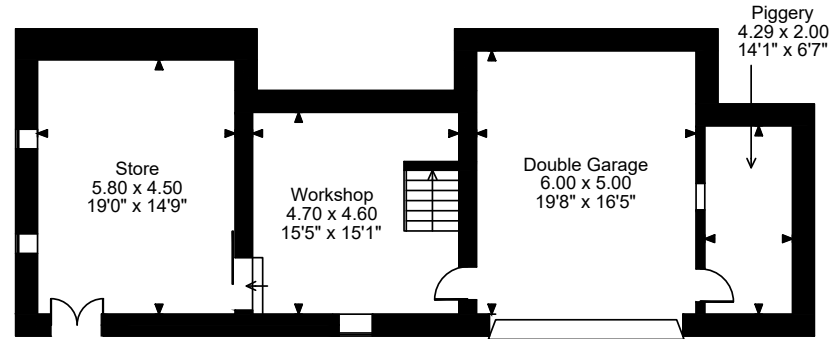
From Skipton proceed north on the A65 towards Gargrave/ Settle. On approaching the centre of Gargrave village, turn right signposted Malham/Grassington. Continue into Airton. In the centre of the village turn right signposted Calton/Winterburn/Hetton. Continue down the road, across a bridge and up the hill. Calton Lodge is the first property you come to on the left.



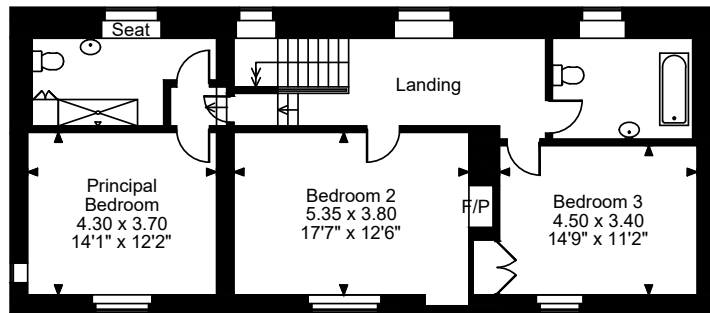
Calton Lodge, Calton
Approximate Gross Internal Area
Main House = 2,099 sq ft / 195 sq m
Barn = 1,151 sq ft / 107 sq m
Double Garage = 326 sq ft / 30 sq m
Total = 3,576 sq ft / 322 sq m



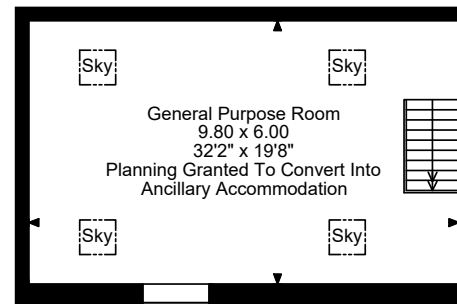
Ground Floor



The Barn - Ground Floor



First Floor



The Barn - First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk

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