



Home Farm, Starbottan, Skipton, North Yorkshire

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BNP PARIBAS GROUP

Home Farm

Starbotton, Skipton

North Yorkshire

BD23 5HY

A highly impressive Grade II Listed farmhouse with grand original details, in the heart of the Yorkshire Dales National Park with separate stone barn

Kettlewell 1.8 miles, Grassington 8.0 miles, Skipton 16.0 miles, A1(M) (Jct 51) 30 miles, Harrogate 31 miles

Reception hall | Drawing room | Music room
2 Dining rooms | Kitchen | Utility | Sitting room
Library | 2 Cloakrooms | Principal bedroom with en-suite bathroom & WC | 4 Further bedrooms, 3 en-suite | Family bathroom | Double garage with separate utility & WC | Barn | Coal shed
Garden | Approx. 0.84 acres | EPC rating E

The property

Home Farm is a splendid Grade II Listed stone-built farmhouse that dates originally from 1621. The property features magnificent original details, including exposed timber beams and stonework, flagstone flooring, ornate, decorative wooden panelling and grand open fireplaces.

The accommodation can be arranged into two dwellings either side of a central reception hall or used as one larger residence. In the west wing of the house there is a well-proportioned drawing room, an adjoining music room, a useful main utility room and a large formal dining room. The eastern section of the property has an L-shaped sitting room, a library and a further formal dining room. The kitchen features wooden units, an Aga and space for a breakfast table for informal dining.

The first-floor accommodation is arranged in two separate areas, accessed by staircases in each section of the house. One side has three double bedrooms, two of which are en-suite. While the second area has a further two double

bedrooms, both of which are en-suite with bathtubs and separate shower units. All the bedrooms are generously proportioned and well-presented.

Outside

Set in approximately 0.84 acres, the property features an attractive ornamental garden, with beautifully maintained hedgerows and shrubs, paved terracing and a variety of elegant features. There are several areas of lawn and a gravel area with box hedging and various plants and shrubs.

The property also includes a double garage block with a paved driveway to the front. The double garage has a utility room to its rear, with a WC. There is also a stone barn, providing almost 1,400 sq. ft. of further storage space. The barn has previously had planning granted for an indoor swimming pool with building works started but not completed.

Location

The property is set in the small hamlet of Starbotton, surrounded by the stunning countryside of the Yorkshire Dales National Park. Sitting in the valley of the meandering River Wharfe, the farmhouse is surrounded by the towering hills of Birks Fell, Great Whernside and Buckden Pike, providing breath-taking walks and cycling routes.

Nearby Kettlewell provides a selection of everyday amenities, including a local shop, a village hall and several pubs and cafés, as well as a primary school. The town of Grassington provides further amenities, including the outstanding-rated secondary, Upper Wharfedale School.

A little further south, Skipton offers a choice of shops, large supermarkets and leisure facilities. The A59 at Skipton provides access towards the A1(M) and the historic town of Harrogate. Skipton's mainline station provides services to Leeds, where connections can be made to London King's Cross.





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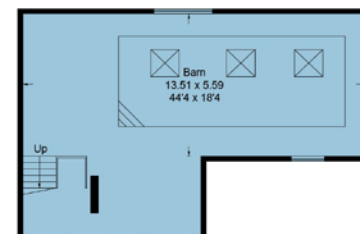
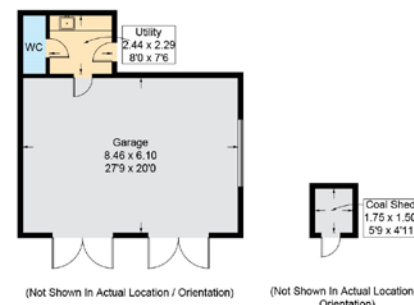
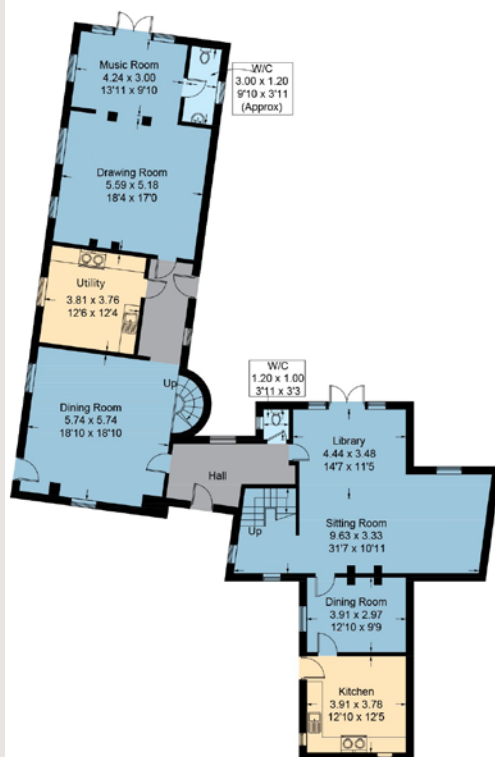
Approximate Gross Internal Area = 355.9 sq m / 3831 sq ft

Garage = 60.1 sq m / 647 sq ft

Barn = 129.4 sq m / 1393 sq ft

Coal Shed = 2.6 sq m / 28 sq ft

Total = 548 sq m / 5899 sq ft



Barn Ground Floor



Barn First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID913193)

Directions

From Harrogate, take the A61 north away from the town centre and turn onto the A59, heading towards Skipton. Continue on the A59 for eight miles, then turn right onto Hardisty Hill. Continue for a further seven miles and turn left onto the B265/Greenhow Hill. After a further eight miles, after passing through Grassington, turn right onto the B6160. Continue for a further seven and three quarter miles into Starbottan and you will find the property on the left-hand side, opposite the pub.

General

Local Authority: Craven District Council

01756 700600

Services: Mains electricity, water and drainage.

Council Tax: Band G

Tenure: Freehold

Offers Over: £1,400,000

Planning: Prospective purchasers are advised that they must make their own enquiries to the local planning authority.

Harrogate

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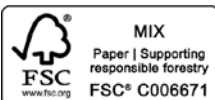
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