



Leylands Barn, Kettlewell

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



THEY JUST DON'T COME ANY BETTER THAN THIS! A most striking detached barn conversion finished and presented to an extremely high standard by the current owner, who has designed the layout and overseen the project over the last couple of years.

The attention to detail and flair for finishes is very apparent, with superb quality fixtures & fittings, including, under heated oak flooring, travertine bathrooms, bespoke oak & glass staircase, top of the range wood-burners and a hand-built kitchen. Leylands Barn is a detached Dales long barn, boasting delightful landscaped gardens and sun terraces opening directly onto additional meadow land owned by the property. Having off street parking to the front & side, and offering three double bedrooms, (including an annexed guest suite providing high quality B&B accommodation), an impressive reception hall, bespoke locally made staircase with open treads and glass panelling, a utility room, and a superb open plan living-dining room to the first floor. Off from the living-dining room there is a semi open-plan breakfast-kitchen which 'shares' a double fronted wood burning fire with the dining room area.

The property benefits from under floor heating throughout, with heat coming from the very latest air-source heat pump technology, (with a feedback from the Renewable Heat Incentive at £1000 per annum). The estimated bills for all the heating and electricity is less than £100 per month. The property has been constructed with insulated plaster-board, additional floor insulation and sound insulation between the annex and the main accommodation. Highly regarded Dales builder Alan Mudd was responsible for the large majority of the work, and Alan's reputation for quality work is unrivalled.

#### **KETTLEWELL**

The charm of Kettlewell is an abiding charm, and to those of us whose life is spent amid the hurly-burly of city life, the village seems the peculiar abode of peace and quiet beauty; its limestone terraces, with their fringes of hazel and rowan coppices give to the district a characteristic beauty. Situated at the junction of the main valley of the Wharfe valley, which descend from the Coverhead Pass, Kettlewell is the converging point of many contour lines. With excellent local schools rated outstanding by OFSTED along with local transport links. 3 Public Houses serve locals and tourists with food & drink along with a bed for the night if required. Just 20 minutes or so finds you approaching the busy market town of Skipton with direct trains to London and the rest of the UK via Leeds. With 2 of the best Grammar Schools in the country along with excellent shopping, dining, cinema, ten pin bowling and much more; Skipton has it all.

#### **RECEPTION HALL**

Approached from the original barn entrance with storm roof over, through a bespoke oak and glazed door and with large triple glazed windows for the remainder of the opening. An impressive reception hall with the main feature being the bespoke and hand-built contemporary staircase, with open oak treads, reinforced glass balustrade panels, and with an oak hand rail leading up to a large return glass balcony. Having under-heated oak flooring. Currently set up as a snug/home office, and with ample space for a desk and furniture, along with a built-in bookcase with full height cupboards to either side, giving access to the air-source heat pump system, and indirect hot water pressure vessel providing mains pressure hot water. Having recessed lighting and great amounts of natural light from the large area of glass to the 'barn door' area.

#### **STUDIO/GARDEN ROOM/ BEDROOM 4**

An extension at the rear provides for a superbly designed and spacious studio, currently used by the artist-owner as her place of work. Having vast amounts of natural light from five large triple glazed windows, with a delightful views onto the gardens and with a further Velux window to the ceiling, and a triple glazed door leading out onto the stone flagged sun terraces. A beautiful room with under-heated oak flooring, contemporary over head lighting as well as recessed lighting, and with a feature exposed stone wall. Would also make a fantastic garden room, snug or perhaps a further a large 4th bedroom.

#### **MASTER BEDROOM**

On the ground floor and again featuring quality under-heated oak flooring and with ample space for a double bed, with a range of built-in wardrobes and cupboards. Natural light from a tall triple glazed window looking across the delightful rear gardens up onto the fells beyond, and with deep timber sill below incorporating a built-in cupboard. Having recessed lighting and a en-suite bathroom.

#### **ENSUITE BATHROOM**

Finished in a Mediterranean-style, with high quality travertine full-height tiling to the walls and to the floor. Featuring a large bath with wall mounted taps and a built-in thermostatic drench shower over. Also having a hidden cistern dual-flush WC, and a wall mounted contemporary-style wash basin with lever taps. There is a built-in vanity mirror with deep toiletry shelf, a display alcove to the bath area, and with natural light from two small-style (ventilation slit) windows with tiled sills. Chrome ladder-style heated towel rail and recessed lighting.

## **UTILITY ROOM**

Approached either off the reception hall or from a timber and glazed door under the barn canopy at the front of the property A handy space with plumbing and power for washing machines and dryers, and also having a vanity basin with built-in cupboards. Finished with oak flooring and having good light from a triple glazed window to the gable and recessed lighting. Also providing space for the storage of outdoor gear and housing the properties electrical consumer unit.

## **ANNEX**

Currently used as a top of the range B&B suite, and with access off the reception hall but also with a separate front door providing ideal access for guests if required. With three rooms here, a living-dining kitchen, a double bedroom and an en-suite bathroom. The current owner has recently started to trade these guests facilities as a B&B, and is getting a great response and income.

## **GUEST LIVING-DINING KITCHEN**

Providing space for a couple of sofas, a television and smaller dining table, and with a purposeful range of base units with granite worktops over, incorporating a one and half bowl sink. Having a free standing cooker with canopy hood over, and space for a fridge. With under-floor heating, recessed lighting, and a full height triple glazed door opening onto the south facing sun terrace and with delightful views onto the gardens and the fells.

## **GUEST BEDROOM**

A double bedroom with natural light from three triple glazed windows, and with under-heated oak flooring, recessed lighting and ample space for a double bed and fitted or free standing furniture.

## **ENSUITE BATHROOM**

Finished with high quality travertine tiling to the walls and the floor, and featuring a full panelled bath with wall mounted controls, wall mounted wash basin, hidden cistern dual-flush WC and a superb walk-in shower/wet area featuring a drench head shower with hand held attachment. Of superb quality, this bathroom has natural light from two triple glazed windows, a chrome heated ladder-style radiator and recessed lighting.

## **FIRST FLOOR ACCOMODATION**

### **MAGNIFICENT OPEN PLAN LIVING-DINING SPACE**

Approached from the feature oak and glass open tread staircase with glass balustrade to the landing. A superb open plan living-dining space, of excellent proportions and with many features to talk about, The living area is centred around a contemporary, free-standing wood burning stove, which is cylindrical in shape and sits on a circular stone hearth. With ample space around for a couple of sofas and armchairs, as well as living room furniture. With natural light from two triple glazed windows and a further Velux window to the ceiling. Further high quality fitments include under-heated wide-board oak flooring and contemporary adjustable display lighting to enhance the superb exposed king trusses. To the dining end, there is more than enough space for a ten person dining suite, adjacent to a triple glazed window looking out onto the gardens and fells. Again with under-heated oak flooring, display lighting to the exposed king trusses, and with French-style lighting over the dining table area. A superb quality Rofer & Rodi double fronted wood burning stove sits on a raised hearth into the dividing wall, and can be seen and felt from both the living-dining area and the kitchen.

### **CLOAKROOM**

Off from the living-dining room there is a cloakroom with travertine tiling to the walls and the floor, natural light from a frosted glass double glazed window with tiled sill, and featuring a dual-flush hidden cistern WC and wash basin.

## **KITCHEN**

Superbly planned and fitted, this delightful breakfast-kitchen centres around an EVER-HOT electric range cooker, with three ovens, two hot plates and finished in soft cream. Over the range cooker there is a designer recirculating extractor unit and light. The hand-built kitchen offers a range of base units, being hand painted and finished in soft pastel colours, and with superb quality granite worktops over; including a large one piece unit which flows into a deep recessed triple glazed window area. A large granite topped, centre island with great shelf storage underneath, also incorporates a recycling cupboard and a double Belfast sink with antique-style taps over, and also having a circular peninsular breakfast bar. With natural light from three triple glazed windows, with delightful long distance views across the gardens and also with a full height door giving access onto a flight of stone steps which lead to the stone flagged sun terraces and gardens. This is a beautiful room with exposed stone work, the double fronted wood burning stove from the dining room and with exposed roof purlins, contemporary-style adjustable display spot lighting and with under-heated oak flooring.

## **OUTSIDE**

To the front of the property there is cobbled off road parking for two vehicles and a pair of newly installed timber gates, give access to a private driveway, providing parking for another couple of vehicles if required. At the rear of the property there is a substantial stone flagged sun terrace with the stone stairs leading to the kitchen, having a pair of full height doors underneath giving good storage for garden furniture. Off the sun terraces there are two sets of steps leading onto the gardens. The gardens are currently in there infancy but again a lot of though has been put in by the current owner for the future. These include 300 Yew trees laid out in a design with natural grasses and flowers, an orchard area and substantial areas laid to grass. In total circa 1.25 acres. Also featuring three circular areas which have recently been heavily seeded with wild flower areas and a frog pond. There are recently planted Oak, Beech and Copper trees to the top boundary, along with Hawthorn, Wild Cherry and Birch. The garden has a water supply and power supply and returns in an L-shape to four vegetable patches. The views over the village and onto the fells from these elevated garden are just spectacular, and attract a good deal of sun.

## **SERVICES**

Mains drainage, water and electrics. Ground Source Heat Pump for the under floor heating.

## **AUTHORS NOTE**

As I stand in the rear gardens of this property having completed the above dictation, on what is the warmest day of the year so far, it is easy to get carried away on just how superb Leylands Barn is. However, seeing is believing. The quality in design, the flair and attention to detail by the current owner, the thought that has gone into this outstanding Dales property is plain to see. Set in the heart of this idyllic Dales village, with stunning views of the limestone Fells and Moors, yet with the convenience of local shops and hostilities, and being just ten minutes down the road to a supermarket and Grassington with all the restaurants, cafés and facilities that it has to offer. Boasting superb living space, generous sized outdoor space, Leylands Barn has to be one of the finest properties in the village, if not in the Yorkshire Dales.

**Do you have a property to sell? We would be delighted to arrange an appointment to carry out a market appraisal of your property and discuss our marketing strategy. This is without obligation and free of charge.**

**Do you require a Mortgage? Have you got the best deal? Our whole of market Mortgage Advisor can check this for you during a 10 minute conversation over the telephone. No need to come into the office.**

## **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D349766)

«EpcGraph»

### Viewing Arrangements

Strictly by prior appointment through the agent Hunters Procter & Co  
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