

Harrison Robinson

Estate Agents



Crown Spindle Mill House Pasture Road, Skipton, BD23 6PR
£950,000

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CROWN SPINDLE MILL HOUSE

GROUND FLOOR

Entrance Hall

The main entrance opens into a welcoming hallway with extra large porcelain floor tiles which are complete with underfloor heating. The large glass wall and door opens into the lounge area, with the hallway continuing through to an impressive, second glass sliding door which opens into the dining /kitchen area.

Utility

Below the stairs to the first floor is a utility cupboard with space and plumbing for a tumble dryer and washing machine.

Guest Bedroom

12'11" x 7'8" (3.94 x 2.36)

A good sized double bedroom to the front elevation with a double-glazed window and attractive granite window sill. It includes floor to ceiling fitted wardrobes, solid wood flooring with underfloor heating, downlighting and characterful exposed beams.

En Suite

Beautifully appointed with low level w/c with concealed cistern, wall hung hand basin with black mixer tap set in a white and vanity cupboard. There is a walk-in shower cubicle with thermostatic drench shower plus additional attachments with wall controls and inset shelf with lighting. Includes porcelain wall and floor tiling with underfloor heating, extractor and downlighting.

Bedroom /Office

11'10" x 6'11" (3.63 x 2.13)

A useful room to the front of the property with a double-glazed window with a granite sill, solid wood flooring, downlighting and exposed beams. This could be utilised as a fifth bedroom or would make an ideal home office.

Living Dining Kitchen

33'11" x 16'11" (10.36 x 5.18)

A truly stunning, large living dining kitchen with bespoke gloss grey base and wall units. There is a sizeable island with pendant lighting and quartz surface with space to sit and enjoy a coffee and a chat. Incorporating cupboards, drawers, drawer style dishwasher and a black one and a half bowl inset sink with Quooker tap and Incinerator. Further integrated appliances include, double AEG remote-controlled self-cleaning ovens, tall fridge and separate freezer, four ring induction hob with additional gas ring and concealed extractor over a large electric AGA set in a chimney breast which is a focal feature to this beautiful room. The double-glazed windows with quartz sills to both the front and rear of the property allow in natural light. Includes downlighting, exposed beams and Italian porcelain floor tiles with underfloor heating. A tall, double-glazed window exposes the beautiful, original water wheel with interchangeable LED lighting system. Steps lead up to a further entrance door to the front elevation with fitted matting and there is an additional glazed door into a charming garden room.

Garden Room

17'3" x 10'9" (5.28 x 3.28)

A light and airy room with double glazed windows and patio doors out to the garden. With exposed stonework and a stone flagged floor, this is a wonderful spot to sit and enjoy the vista over the delightful walled garden.

Lounge

21'3" x 16'11" (6.48 x 5.18)

The stunning glass wall and double doors create a contemporary light and homely feeling, with large quartzite window sills and solid wood flooring. This spacious living room has a log burning stove set in a stone surround and hearth, underfloor heating, exposed beams, beautiful downlighting and a feature glazed wall to the entrance hall with an exquisite decorative pattern to the double doors.

Cloakroom

Low level w/c with concealed cistern in a stunning full height granite wall with shelf. Includes a wall hung hand basin with black mixer tap set in a white vanity cupboard, LED lighting, downlighting, extractor and porcelain floor tiles with underfloor heating.

FIRST FLOOR

Sitting Room

21'5" x 16'9" (6.55 x 5.12)

A solid wood return staircase with soft, low-level lighting and attractive glass balustrading leads up to the first-floor lounge/snug with impressive, vaulted ceiling, exposed beams, and an attractive stone wall. This is a beautifully presented, comfortable lounge with log burning stove set in a stone surround and hearth, and three windows with stone sills affording lovely views over the garden. Includes solid wood flooring with underfloor heating, door into a double bedroom with dressing area fabulous en suite. A further return staircase leads up to the second floor bedrooms.

Master Bedroom

16'7" x 12'0" (5.08 x 3.66)

A beautiful double bedroom with two windows to the front of the house affording open countryside views. Includes downlighting, solid wood flooring and door into dressing room and en suite.

Dressing Room

With floor to ceiling, dark wood, fitted wardrobes, porcelain floor tiles, downlighting and full-length wall mirror. Obscure glazed door into en suite.

En Suite Bathroom

This bathroom has a sunken, deep fill, light therapy, soft skin bath in a quartz surround with inset TV, a low-level bidet w/c with concealed cistern, large hand basin set in white vanity drawers with backlit wall mirror on a stunning quartzite wall. There is a walk-in drench shower plus an additional attachment with wall mounted controls. Includes porcelain wall and floor tiles, downlighting, extractor, double glazed window with granite sill.

En Suite

A beautifully appointed en suite with low level w/c, hand basin with chrome mixer tap set in vanity drawers. Shower cubicle with glazed, sliding door, porcelain wall and floor tiling. Downlighting, extractor, chrome, ladder style heated towel rail.

SECOND FLOOR

Landing

Return carpeted stairs with low level lighting and glass balustrading lead up to the second floor landing where doors open into two, further double bedrooms, both served by stunning en suites.

Bedroom

21'5" x 20'0" (6.53 x 6.1)

A beautiful, large double bedroom with carpeted flooring and exposed, painted beams and trusses. Ample under eaves storage, four Veluxes, fitted wardrobes and drawers. Open to an en suite bathroom.

En Suite

With a deep fill, light therapy, soft skin bath set in a granite surround with Velux over and a window with granite sill. An obscure glazed door leads into the shower room with low level w/c, wall hung handbasin with black mixer tap set in white vanity drawers. Separate shower cubicle with thermostatic shower and additional shower attachment with porcelain floor and wall tiling. A Velux allows natural light.

Bedroom

14'7" x 14'2" (4.45 x 4.34)

Last but not least, a further double bedroom with two Veluxes, carpeted flooring and exposed trusses. Under eaves storage, obscure glazed door into:

En Suite

A fabulous, fourth en suite with deep fill, light therapy, soft skin bath with inset TV, low level w/c, wall hung hand basin set in vanity drawers and a large walk in shower with glazed screen. Porcelain floor and wall tiles. Two Veluxes, downlighting.

OUTSIDE

Walled Garden

There is a generous, enclosed, established, stone walled garden including an extensive, level lawn, flowerbeds with trees, bushes and fruit trees together with Yorkshire stone flagged patios providing very pleasant sitting-out areas, ideal for al-fresco dining. Covered barbecue area, the original, stone mill chimney is a stunning feature. Long distance views over open countryside.

Gravelled Parking Area

A large gravelled area to the front of the property provides ample parking for a number of vehicles. A Yorkshire stone patio across the front provides lovely seating areas to sit and enjoy the open countryside with mature shrubs and a babbling stream. From here you may even get a glimpse of Percy the resident peacock! Steps lead down to the main entrance door.

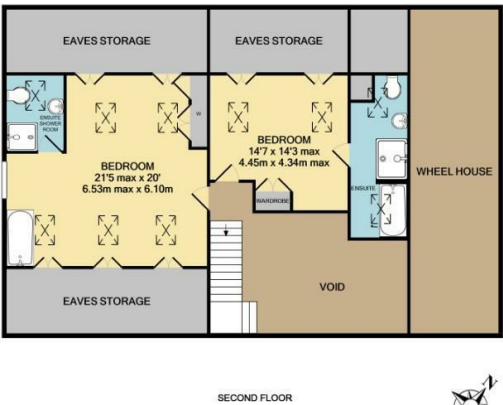
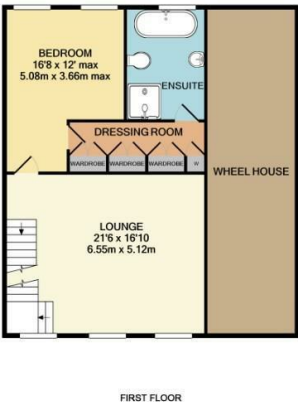
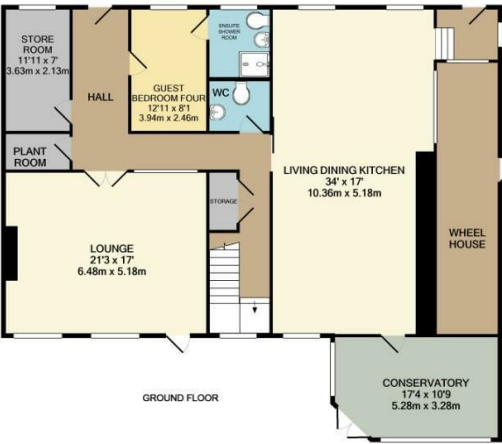
TENURE

Freehold with each building having individual leasehold.

SERVICES

The property is connected to mains water and electricity supplies. Mains gas is not supplied to the property. There is bio disk septic tank drainage and high speed, fibre optic, leased line broadband to the property.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-101) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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