



The Old Post House & Pinfold Cottage

Tosside | Skipton | BD23 4SQ

MSW HEWETSONS



The Old Post House & Pinfold Cottage

Price: £695,000

(Excluding Pinfold Cottage £560,000)

Tosside | Skipton

BD23 4SQ

A superb architect designed five bedroom detached house with two bedroom detached holiday cottage producing reliable and impressive income. The Old Post House has been finished to a high standard including travertine floors with underfloor heating, solid oak doors, double-glazing, central heating and integral Sonos system and occupies an elevated and commanding position with long distance views towards Pendle Hill and the Ribble Valley. Located in the heart of the village, within the boundary of the Ribble Valley the house extends to approximately 2636 square feet.

Ground Floor

Entrance Porch

Solid oak entrance door with glazed viewing panel with attractive leaded flower design. Windows to side elevations, travertine floor, electricity point and coat hanging area. Ceiling light and part glazed/part oak door leading to entrance hallway. Underfloor heating.

Entrance Hallway

An impressive entrance hallway providing access to all ground floor rooms and travertine floor with underfloor heating. Oak staircase to first floor with hand rail and balustrade, under stairs store area. Recessed ceiling spot light, smoke alarm and heating controls. Access door to living room.

Living Room

A pleasant spacious triple aspect living room with windows to side and front elevations. Superb multi-fuel stove set within ornate carved stone fireplace with stone mantle and hearth. Wiring for surround sound. Recessed ceiling spot lights, smoke alarm, TV and telephone point. Stone window sill. Underfloor heating. Carpeted.

TV / Cinema Room

With fitted oak flooring, a light dual aspect room with window to side and front elevations. Underfloor heating, wiring for surround sound, wiring for ceiling-mounted projector, TV and telephone point. Smoke alarm and recessed ceiling spot light. Single wall uplighter.

Cloakroom / WC

Finished in a contemporary style with travertine floor and half tiled to walls. Contemporary low-suite dual-flush WC and contemporary stone bowl wash hand basin on oak plinth with chrome mixer tap. Recessed ceiling spot lights and extractor fan. Underfloor heating.

Living Kitchen Dining Area

Superb bespoke oak fitted kitchen with a range of fitted wall and base units with Complementary granite work tops with soft close drawers. 'Range Master' twin oven plus grill fitted gas stove with six burners in fitted recess with tiled splash back. Integrated 'Hotpoint' convection oven/microwave. Central island unit with granite worktop and fitted Belfast sink with chrome mixer tap incorporating 'Brita' filtered water and integrated

'Hotpoint' dishwasher. Integrated recycling bins. Additional work area to rear with additional Belfast sink under window and brushed aluminium tap. Breakfast bar with solid oak top eating area, recess ceiling spot lights and attractive contemporary down lighters. French doors to garden and patio area and French doors to decking with superb long distance views. Open plan living/dining area with access to utility room and garage. TV and telephone point, travertine floor with underfloor heating. Feature light in dining area. A 'Lutron Graphic Eye 3000' 'Mood lighting system with five pre-set light levels for the living kitchen dining area.

Utility Room

Fitted wall and base units in white with complimentary worktops, recess for washing machine and dryer. Extractor fan, recessed ceiling lights, coat hanging area, door to driveway, travertine floor. Underfloor heating.

First Floor

Oak staircase to first floor. Open plan landing with window and providing access to all first floor rooms and second floor via oak staircase. Under stair storage on the second staircase. Victorian style radiator, recessed ceiling spot lights, smoke alarm and contemporary uplighters.

Particulars of sale

Bedroom One

A triple aspect through bedroom with five external windows, three central heating radiators, recess ceiling spot lights, wall mounted uplighters, dressing area and en-suite bathroom. This is a good size bedroom with superb long distance views. Ceiling mounted Sonos speaker. TV point and wifi point.

En Suite Shower Room

Tiled with underfloor heating and half-tiled in travertine to walls and shower. Glazed shower enclosure with mains fed rain forest shower with separate shower attachment. Contemporary dual flush low suite wc and superb contemporary wash hand basin with chrome mixer tap. LED night light, recessed ceiling spot light, extractor fan and integrated Sonos speakers. Contemporary mains fed radiator / towel rail.

Walk in Wardrobe / Dressing Area

With fitted hanging rails and access to landing. Recessed LED ceiling spot lights.

Bedroom Two

A double room with window to side elevation, recess ceiling spot lights, TV and telephone point, wifi point and en-suite shower room.

En-Suite Shower Room

A contemporary en suite shower room with walk in shower with rain forest shower head and wall mounted jet sprays. Glazed screen, recessed ceiling spot lights, extractor fan and Sonos system. Low-suite dual flush WC in contemporary design and fitted white wash hand basin with chrome contemporary mixer tap. Heated towel rail incorporating radiator and towel hanging space. LED night lights, travertine flooring, underfloor heating, part tiled travertine tiling to walls and shower enclosure.

Bedroom Three

A double room with dual aspect windows over looking the church with views towards Settle. Central heating radiator, recess ceiling spot lights and Sonos speaker. TV point and wifi point.

House Bathroom

With contemporary three-piece suite comprising claw-foot double ended roll-top bath with chrome mixer tap and shower attachment. Dual-flush low-

suite WC in contemporary style and wash hand basin with contemporary mixer tap. Half tiled travertine walls with recessed tile television. Travertine floor, underfloor heating. LED night light and recessed ceiling lights. Wall-mounted Victorian style towel rail.

Second Floor

Oak staircase to second floor with landing area containing storage cupboard, central heating radiator, two uplighters and smoke alarm.

Bedroom Four

A spacious double room with gable end window providing views towards Gisburn Forest. Superb eaves storage, recessed ceiling spot lights and central heating radiator. TV and telephone point, wifi point.

Bedroom Five

A spacious double room with gable end window, under eaves storage, recessed ceiling spot lights, TV and telephone point, wifi point, central heating radiator.

Shower Room

A contemporary design with travertine underfloor heating and fully tiled walls. Velux sky light. Mains fed power shower and corner cubicle with curved recess. Low-suite WC with dual-flush, wash hand basin with chrome mixer tap and central heating radiator with towel hanging area. Underfloor heating and LED night light.

External

To the front of the property is a large gravel driveway providing ample parking for the house and access to the attached garage. This is bordered by a superb stone wall. To the rear of the property is a large raised decking area with access from the back of the living dining kitchen with superb long distance views over the surrounding countryside. To the side of the house is a beautifully finished walled garden area mainly laid to lawn with attractive patio areas, raised decking and summer house. This area contains the LPG tank for central heating and cooking as well as the underground Klargestar treatment tank.

Single attached garage with remote control up and over door, electric lighting and fitted shelving. Fitted

Belfast sink with hot and cold taps, recess for washing machine, central heating boiler, water pressure vessel and water storage tank. The garage has been constructed to residential standards to allow conversion to a room if required subject to planning consent.

Services

Mains water, mains electricity, LPG tank for central heating and cooking, underground Klargester sewerage treatment tank.

Council Tax

Band G

PINFOLD COTTAGE

Detached from the house is a superb holiday cottage currently producing a substantial rental income. This is a stone built building with its own garden area and designated parking space. The holiday cottage follows the same theme as the house with contemporary design and heritage colours.

Ground Floor

Solid oak entrance door leading to kitchen area.

Kitchen

Stone flag floor. A range of fitted kitchen base units with Belfast sink and chrome taps with tiled splash back. Recess for electric oven and space for fridge freezer. Wall mounted electric water heater and space for food preparation. Access to ground floor shower room. Wifi point.

Shower Room

Stone flag floor, travertine tiled shower enclosure with glazed screen and fitted electric Mira power shower. White low-suite WC with dual-flush and contemporary pedestal wash basin with chrome mixer tap. Chrome ladder towel rail, recess ceiling spot lights and extractor fan.

Steps down to living area.

Living Room

Open plan living and dining area with windows to front elevation and open staircase to first floor. Fitted multi-fuel stove set on stone hearth plus electric radiator. Dining area with fitted laminate flooring, recess ceiling spotlights and meter cupboard.

First Floor

Staircase to first floor.

Bedroom One

Double bed in raised platform with recessed mattress. Fitted wall lights, integrated ceiling spotlights, electric mounted wall heater and clothes hanging area.

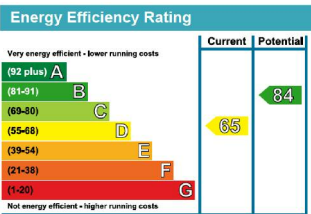
Bedroom Two

Triple windows, double bed in raised platform with recessed mattress. Wall-mounted electric heater, clothes hanging area, recess ceiling spot lights and Velux roof light.

External

To the rear of the property is a private walled and fenced garden with access from the parking area. This area is low maintenance with Indian stone path and patio area, external storage shed, external light and gate to the driveway and main road.

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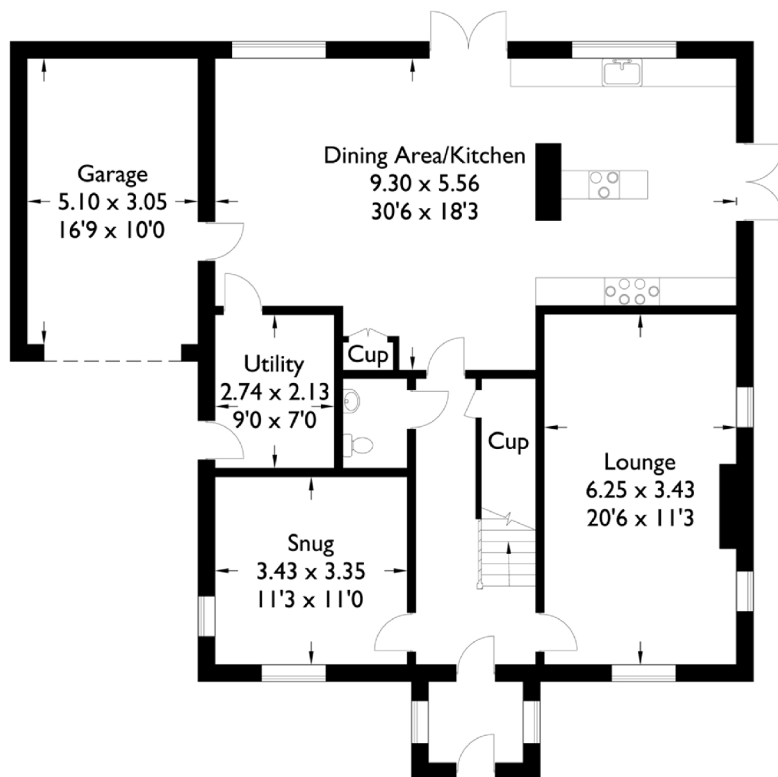


The Old Posthouse

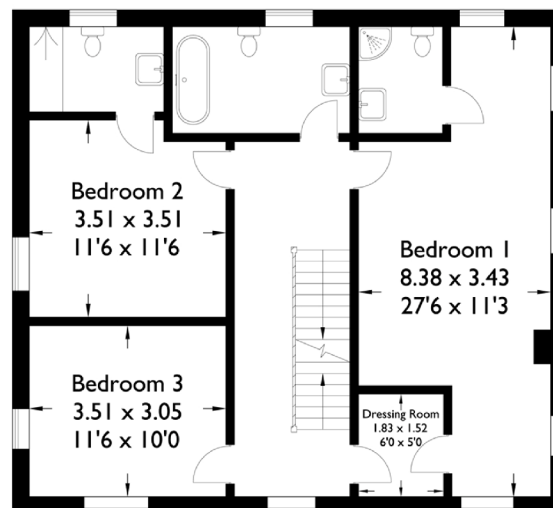
Approximate Gross Internal Area : 244.94 sq m / 2636.51 sq ft

Garage : 15.56 sq m / 167.48sq ft

Total : 260.50 sq m / 2803.99 sq ft



Ground Floor

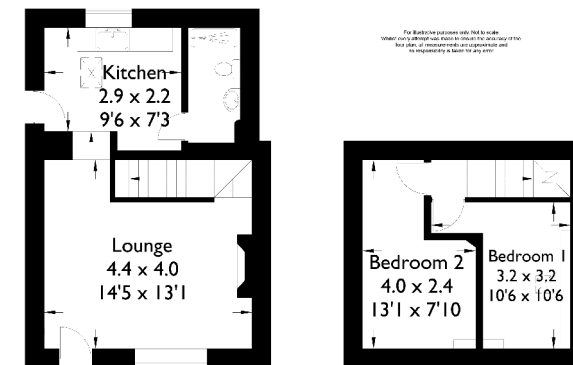


First Floor

Pinfold Cottage

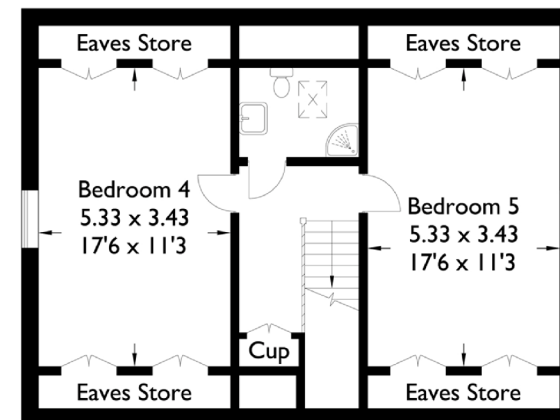
Approximate Gross Internal Area : 46.82 sq m / 503.96 sq ft

Total : 46.82 sq m / 503.96 sq ft



Ground Floor

First Floor



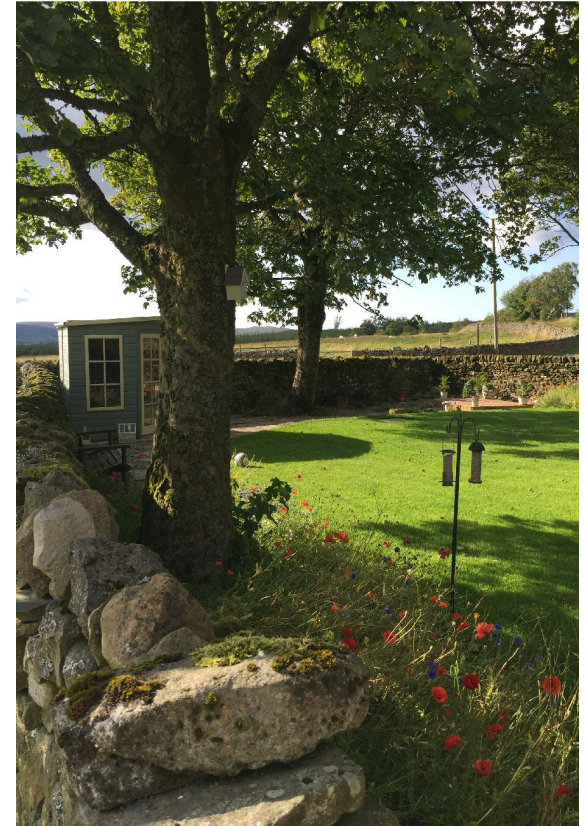
Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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