



THE OLD BARN

1 Kildwick Hall Mews, Kildwick, North Yorkshire



A CHARACTERFUL GRADE II LISTED BARN CONVERSION

Set in a sought-after village, offering striking open-plan living, charming gardens and superb Aire Valley views — with scope to create a truly stunning lifestyle home.

Summary of accommodation

Lower Ground Floor: Entrance Hall | Utility Room | Cloakroom/W.C. | Two Double Bedrooms | Shower Room | Double Garage

Ground Floor: Dining Kitchen | Spectacular Open-Plan Living Area | Double Bedroom | Family Bathroom

Distances: Skipton 4 miles, Harrogate 24 miles, Leeds 23 miles
(All distances and times are approximate)



SITUATION

Occupying a peaceful setting within the picturesque village of Kildwick, Kildwick Hall Barn enjoys an elevated position with sweeping views over the Aire Valley. The location perfectly balances rural tranquillity with excellent accessibility to Skipton, Keighley, Leeds and Bradford, with rail and road links ideal for commuters.

The village itself offers a warm community atmosphere and an outstanding-rated primary school, while nearby Skipton provides extensive shopping, dining and leisure amenities.





THE PROPERTY

Kildwick Hall Barn is a beautifully converted Grade II listed barn blending rustic charm with generous, flexible living spaces. Arranged across several levels, the accommodation offers exciting scope to reconfigure and create a bespoke interior perfectly tailored to modern living.

At its heart is a magnificent open-plan living area featuring vaulted ceilings, exposed beams and a feature fireplace, opening through French doors to the garden and enjoying captivating valley views. The dining kitchen sits on a split level, offering plenty of space for family life and entertaining.

The property provides three double bedrooms, including a principal bedroom with fitted storage, alongside a family bathroom and additional shower room. The lower ground level also benefits from direct garden access, adding to the home's versatility.





EXTERNALLY

The property sits within charming gardens to the front and rear, with a raised terrace perfectly positioned to enjoy the views. A double garage with mezzanine level provides excellent storage or scope for creative use, while the gated driveway offers ample parking.

PROPERTY INFORMATION

Tenure: Freehold

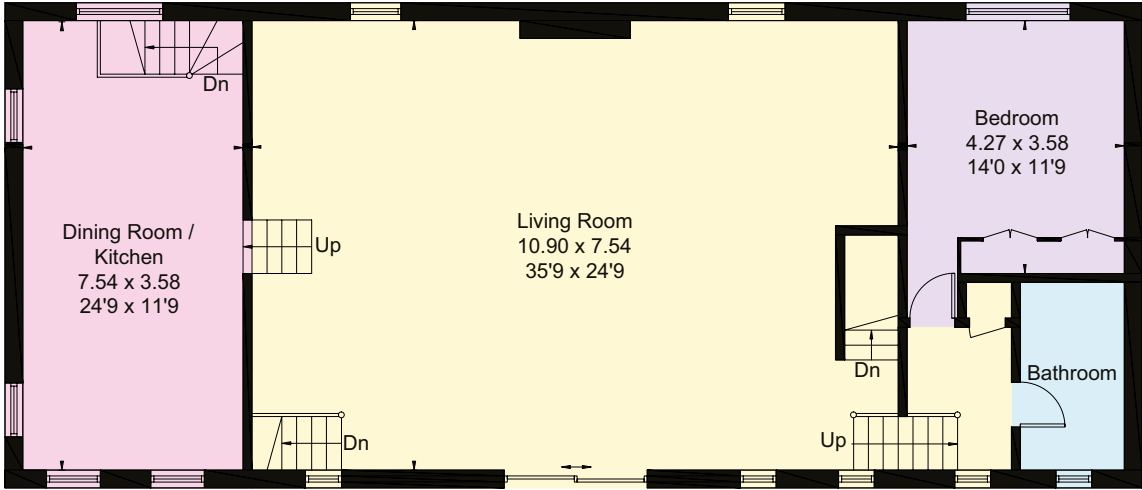
Services: Mains Gas, Electricity, Water & Drainage New gas boiler installed November 2024 (10-year guarantee).

Council Tax: Band G

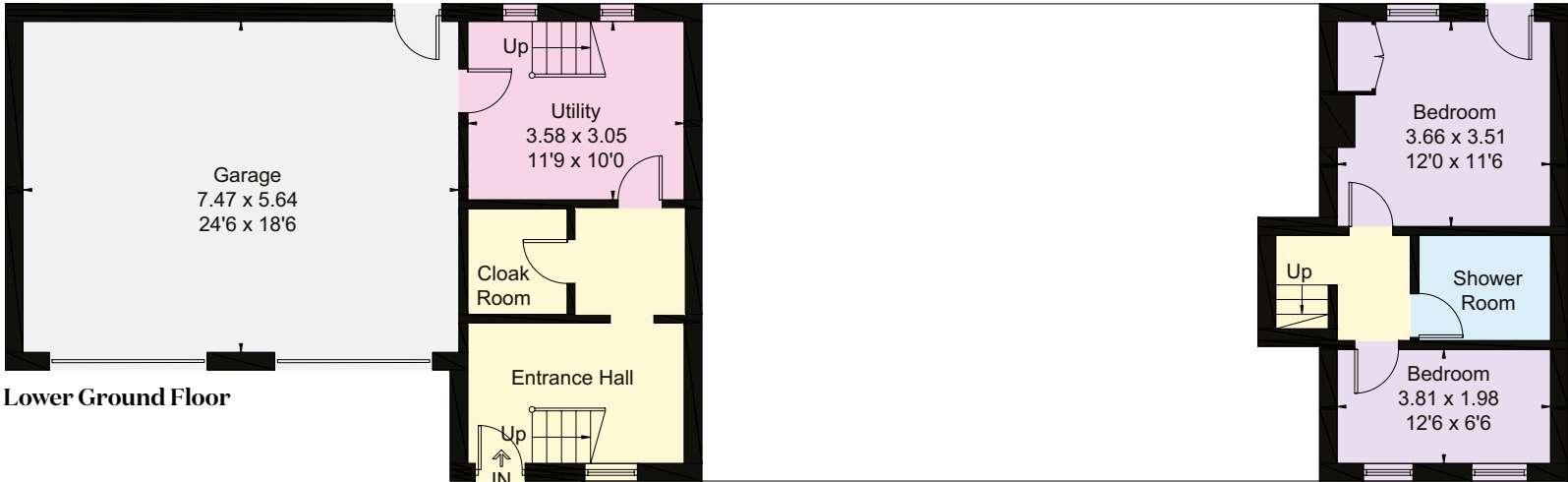
Local Authority: North Yorkshire Council



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



Lower Ground Floor

Approximate Gross Internal Area = 240.3 sq m / 2,586 sq ft

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.



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