

Fox House

Raikes Lane, Rylstone, Skipton
North Yorkshire BD23 6LW

Price: On Application

Historically the site of an old disused Quaker burial ground noted in parish register for Rylstone 1559-1723 the stone gateway was probably the entrance to the grounds of a former Chapel but a new building was in place in 1677 which by 1704 became known as Rilston Friends Meeting House and later that century there is evidence of its use as a school. Around 1970 Fox House was a barn in agricultural use and in 1982 it was converted to a desirable cottage residence with listed building consent as a grade 2 building of historical note and is now on the market for the first time.

This three bedroom character residence stands midway between Rylstone and Hetton villages in a lovely one acre setting with private driveway, surrounding gardens, stone walled croft and extensive views of the peaceful Dales countryside.

SKIPTON A59 - 6 MILES GARGRAVE A65 - 5 MILES

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Fox House is a detached cottage residence constructed of stone walls under a grey slate roof. This Grade 2 listed residence has been caringly developed to protect all its character features. Please note the doors, door surrounds, stairway and window sills which are all finished in fumed English oak. The spacious accommodation is arranged over two floors as follows.

Lounge (20'0" x 13'7") Fireplace with oak mantle and surround and tiled hearth, stairway to the first floor, glazed front entrance door, gable window and two front mullion two light windows, exposed ceiling timbers, wired for five wall lights with dimmer control, two double panel radiators, three double power points, television aerial point and telephone point.



Rear Entrance Hall (9'0" x 5'8") Glazed entrance door, understair cupboard, alcove with overhead exposed timber beam feature, double power point, wired for centre light fitting, doors to the cloakroom, the lounge and the dining room.



Cloaks (10'6" x 6'0") Rear window with deep oak sill, boiler closet with double oak doors housing an Ideal Mexico gas central heating boiler, low flush toilet, vanity unit wash basin with cupboard and wired for centre light fitting.

Dining Room (20'0" x 11'10") Original fireplace with stone surround and stone hearth with Aga woodburning stove, glazed double patio doors and door to the kitchen, front mullion two light window and gable window, exposed ceiling timbers, wired for centre light fitting, two overhead picture lights and pelmet light over the patio doors, three double power points and television aerial point.



Kitchen (16'4" x 10'2") South West and South East facing windows. Aga two plate gas fired cooker, range of oak front wall cupboards and work top units with tiled splashbacks incorporating a stainless steel single drainer sink unit, space for electric cooker, space and plumbing for a dishwasher, space for tall fridge, tall cupboard, double door oak front cloak store and tidy, rear glazed entrance door, exposed ceiling timbers, three spotlights on a central ceiling rail, three double power points, single power point, switches for expel air unit, dishwasher and fridge, television aerial point and telephone point.



Pantry (7'6" x 5'8") Tiled floor, white tiled walls, wall shelving and centre light.

Utility (9'5" x 6'0") Tiled floor, west facing window, single bowl stainless steel sink, tall cupboard, plumbing and space for a clothes washer, double panel radiator, fluorescent ceiling light and two double power points.

First Floor A single flight stairway leads to a central landing with entrances to three bedrooms and the bathroom as follows.

Landing Rear window, oak double door airing closet with hot water cylinder with immersion heater, double panel radiator, double power point, wired for central light fitting and pull down loft ladder for access to the roof storage area.

Bedroom 1 (20'6" x 12'3") Exposed timber truss frame and roof purlins providing an attractive feature to this bedroom with front mullion two light window and two gable windows, fitted oak wardrobes either side of double or twin beds, double panel radiator, three spotlights on a central apex ceiling rail and wiring for two wall lights within the exposed truss frame, three double power points and television aerial point.



Bedroom 2 (14'3" x 10'6") Large gable window, built in double wardrobes each with double oak doors, wired for centre light fitting and wall light over the bed head, three double power points and telephone point.

Bedroom 3 (9'7" x 7'2") Fitted storage cupboard, front window, double power point and centre light fitting.

Bathroom (10'6" x 5'2") rear window with deep oak sill, wood panelled inner wall with wide fluorescent lit upper wall mirror, shelf with drawers under and tall cupboard, bath with shower fitting and full height wall tiling, pedestal wash basin, low flush toilet and panel radiator.

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Outside Rear leanto store constructed of stone walls under a blue slate monopitch roof comprising.

Garden Store (10'6" x 6'6") concrete floor, wide entrance door, double power point, cold water tap.

Fuel Store (11'2" x 2'7") concrete floor.



Services mains electricity, septic tank drainage, Cracoe Village water supply with annual maintenance charge 2010 £208.12, calor gas central heating, Aga cooker and domestic hot water.

Council Tax rated under band F.

Outside lawn, flower borders, rockery, private driveway and stone walled croft. The boundary is shown on the plan with a boundary edged red.



