



# Davies Properties



## 7 St. Johns Croft

Cononley, Keighley, BD20 8JG

£2,500 Per Calendar Month





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A superbly appointed and generously proportioned executive detached residence, situated in the highly desirable village of Cononley, North Yorkshire. Constructed in 2020, this exceptional modern home combines high-quality contemporary living with the charm and convenience of village life.

The property offers spacious and versatile accommodation arranged over two floors. The ground floor features two elegant reception rooms, a stylish open-plan dining kitchen fitted with premium Miele appliances, a separate utility room, and a guest W/C. The principal living spaces benefit from zoned underfloor heating, while the first floor is served by a gas-fired central heating system.

Upstairs, the home offers four well-proportioned double bedrooms, including a luxurious principal suite with en-suite shower room. A beautifully appointed family bathroom serves the remaining bedrooms. Throughout, the property is finished to an impeccable standard, with quality fixtures and fittings and uPVC double glazing.

Externally, the home is complemented by a double garage, a double-width driveway providing ample off-street parking, and well-maintained gardens with mature planting, ideal for family enjoyment or entertaining.

Located in the picturesque village of Cononley, residents enjoy a peaceful rural setting with excellent connectivity. The village boasts a highly regarded primary school, a local pub, and a railway station offering direct links to Skipton, Leeds, and Bradford—making it an ideal location for commuting professionals or families seeking the balance of countryside living with accessible urban connections.

## GROUND FLOOR

### Entrance Hall

A bright and welcoming entrance hallway featuring a high-quality composite front door, complemented by underfloor heating and recessed ceiling spotlights. A staircase leads to the first floor, while a useful under-stairs storage cupboard with internal lighting provides practical space for everyday essentials.

### Living Room

15'11" x 12'11" (4.85m x 3.94m)

Featuring a contemporary electric fire set within a sleek composite stone fireplace, this stylish living space is enhanced by a uPVC double glazed window to the front elevation, recessed ceiling spotlights, and the comfort of underfloor heating throughout.

### Lounge

12'4" x 10'5" (3.76m x 3.18m)

Benefitting from a uPVC double glazed window to the front aspect, this room enjoys excellent natural light and is further enhanced by the warmth and comfort of underfloor heating.

### W/C

Appointed with a modern fitted W/C and half-pedestal wash basin with tiled splashback, this stylish cloakroom also features a chrome heated towel rail, uPVC double glazed window to the front elevation, sleek tiled flooring, and recessed ceiling spotlights for a contemporary finish.

### Kitchen/Diner

33'2" x 9'6" (10.11m x 2.90m)

An impressive and contemporary open-plan family dining kitchen, thoughtfully designed with a range of matching wall and base units, sleek quartz work surfaces and upstands, and complementary tiled splash-backs. The kitchen is superbly equipped with high-end integrated Miele appliances, including a dishwasher, double oven, fridge/freezer, and a five-ring gas hob with stainless steel extractor chimney above. A one-and-a-half bowl stainless steel sink sits beneath a uPVC double glazed window overlooking the rear garden.

The space flows seamlessly into the dining area, where tiled flooring continues throughout, complete with underfloor heating for added comfort. Full-width bi-folding doors open out onto the rear patio, creating a wonderful indoor-outdoor living experience, ideal for entertaining. Additional features include recessed ceiling spotlights and a second uPVC double glazed window to the rear elevation, ensuring the space is filled with natural light.

### Utility Room

12'4" x 5'0" (3.76m x 1.52m)

The contemporary design continues into the utility room, featuring matching modern units and flooring, complemented by a laminate worktop with coordinating upstand and tiled splashback. A stainless steel sink is set beneath an extractor fan, with plumbing for a washing machine and space for a tumble dryer. Recessed ceiling spotlights provide a clean, modern finish, while a composite door offers convenient access to the side of the property. The Worcester Bosch boiler and hot water cylinder are neatly housed within a built-in cupboard, ensuring a tidy and functional space.

## FIRST FLOOR

### Landing

A generously sized landing area featuring a central heating radiator and access to the loft via a ceiling hatch.

### Bedroom 1

14'6" x 13'5" (4.42m x 4.09m)

The principal bedroom is a well-proportioned and stylish space, featuring a uPVC double glazed window overlooking the rear garden, a central heating radiator, and sleek fitted wardrobes with contemporary sliding doors, providing ample storage.

### En-suite

7'9" x 7'2" (2.36m x 2.18m)

The en-suite is beautifully appointed with a modern vanity sink unit, a wall-mounted floating W/C, and a spacious walk-in shower cubicle. Additional features include a chrome heated towel rail, stylish half-tiled walls, and a uPVC double glazed window to the rear elevation, allowing for natural light while maintaining privacy.

### Bedroom 2

13'5" x 11'4" (4.09m x 3.45m)

This room benefits from a uPVC double glazed window to the front elevation, providing ample natural light, complemented by a central heating radiator for added warmth and comfort.

### Bedroom 3

13'1" x 12'0" (3.99m x 3.66m)

Featuring a uPVC double glazed window to the rear elevation, this room enjoys pleasant views and an abundance of natural light.

### Bedroom 4

12'8" x 12'0" (3.86m x 3.66m)

Boasting a uPVC double glazed window to the front elevation, this room is filled with natural light and complemented by a central heating radiator for comfort.

## Bathroom

7'9" x 6'1" (2.36m x 1.85m)

The house bathroom features a contemporary three-piece suite, including a bath with an overhead shower, a wall-mounted floating W/C, and a sleek vanity sink unit. The walls benefit from majority tiling, complemented by recessed ceiling spotlights, a uPVC double glazed window to the front elevation, a chrome heated towel rail, and tiled flooring, creating a stylish and functional space.

## EXTERIOR

### Gardens

A well maintained lawned garden with mature shrubs alongside a south-facing courtyard garden with side gate access - an ideal space for outdoor dining, relaxing, or entertaining during the warmer months.

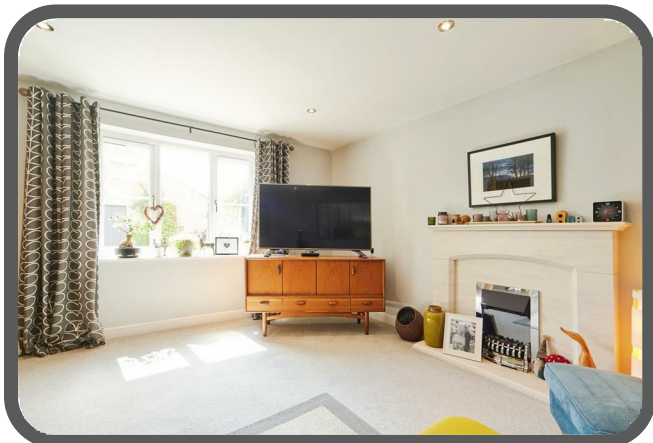
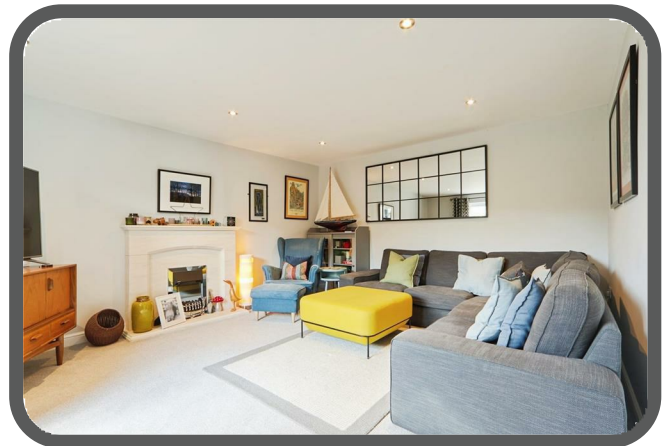
### Double Garage

17'9" x 17'2" (5.41m x 5.23m)

Equipped with lighting, power and water supply tap, featuring a powered and remote controlled garage door. There is good parking for at least 3 to 4 vehicles on the drive and garage.

## ADDITIONAL INFORMATION

- ~ Bond: £2,884.00
- ~ No Pets
- ~ No Smokers
- ~ Council Tax Band: F
- ~ Parking: Double garage and double driveway.
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



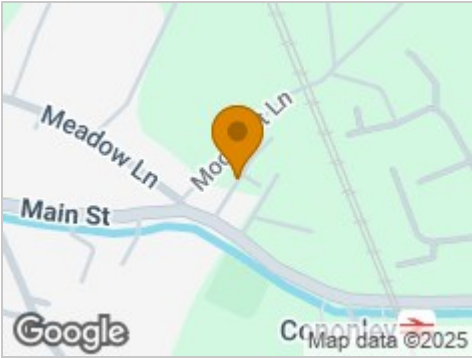








Road Map



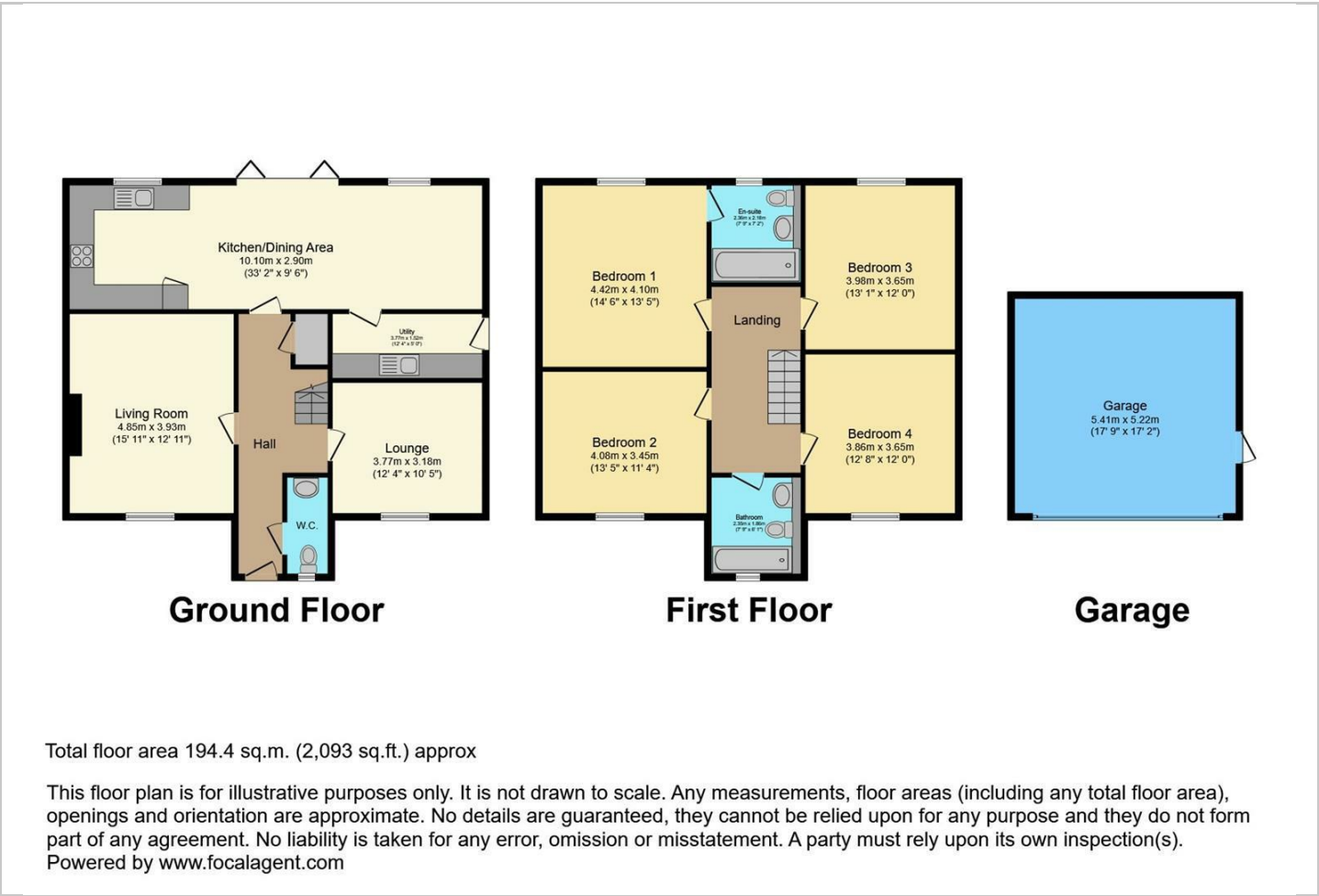
Hybrid Map



Terrain Map



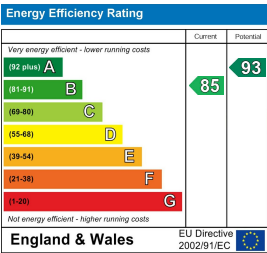
Floor Plan



Viewing

Please contact our Davies Properties Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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