



*A collection of eight  
luxurious four-bedroom homes*

SKIPTONPROPERTIES.COM



# WELCOME TO THE KINGS MILL RESIDENCES

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**The Kings Mill Residences are a collection of eight luxurious four-bedroom detached homes created by Skipton Properties. The Residences occupy a secluded location overlooking the River Ribble in the sought-after market town of Settle in the Yorkshire Dales, with the peak of Pen-y-Ghent visible in the distance.**

These elegant homes strike a beautiful balance between traditional and modern, marrying our signature natural stone exteriors, natural slate roofs and dry stone walls with large-scale aluminium windows and expert contemporary design to stunning effect.

The eight house styles have been created specially for the development, and each unique, light-filled property has a wonderfully airy and spacious feel designed to maximise views across the breathtaking local countryside. You can expect large bedrooms and bathrooms and versatile, open plan living areas for family life and entertaining, with each home set on a generously-sized private plot.

**If the Kings Mill Residences sound like somewhere you'd like to call home, why not make an appointment to see the Skipton Properties difference for yourself?**

*"Each unique, light filled property has a wonderfully airy and spacious feel."*





# SKIPTON PROPERTIES

At Skipton Properties we like to think we do things differently. We’re an award-winning developer with almost 35 years’ experience and our core values – family, people, excellence, creativity and heart – inform everything we do.



*“We’ve built houses for more than 3,500 families.”*



Our company was established in 1986 by a father and is now run by his two daughters, so family is at the heart of our company and the homes we create; and we’re local, so it’s important to us to create homes that enhance the area. Every development is a passion project for us. We approach each one differently, carefully tailoring our specifications to make the most of each unique site and ensuring our homes are sympathetically woven into their surroundings; complementing the existing architecture (here this includes the neighbouring Kings Mill development, which was constructed by Skipton Properties some 15 years ago) and blending seamlessly with the local landscape.

We understand the importance of home: a place to make your own, somewhere for family and friends to gather and a sanctuary you can’t wait to return to at the end of a long day. Our homes embody our values and to date we’ve built houses for more than 3,500 families. We want you to have a great experience choosing, buying and adding the finishing touches to your dream home, so we’ll be here to help and advise you at every step along the way.

# DEVELOPMENT SPECIFICATION

We’re extremely proud of the homes we build. Our insistence on excellence means we maintain the highest of standards, so you can rely on our long-serving, trusted craftsmen to construct your home with care and meticulous attention to detail.

We source high quality materials and the natural stone we use for external elevations is hand-selected by artisans to emphasise its unique variations and timeless beauty. The internal specifications for our developments are personally overseen by our Sales, Marketing and Design Director, Caroline, who carefully selects each feature of your home. Our specifications evolve as trends do but maintain a distinct sense of style and a timeless, enduring appeal.

Energy-efficiency and environmental impact are also front of mind as we design and build our homes. This landmark

development has been created by rejuvenating a disused, derelict plot of council land and we have installed new flood defences for the neighbouring River Ribble as part of our regeneration work; while the Residences have energy-saving technologies installed as standard to help reduce running costs.

The unique Kings Mill Residences form part of our superior collection of Verity & Family Homes, and you can expect the following carefully-considered, comprehensive specification that will perfectly complement your luxurious V&F home:

- Natural random stone elevations
  - Natural slate roofs
  - Aluminium windows
  - Country grey paving to all driveways and Indian stone garden paving
  - Large turfed rear gardens, some landscaped \*
  - Garages with remote controlled doors
  - Soft-close kitchens in contemporary and traditional styles with quartz worktops
  - Rangemaster stoves \*
  - A-rated, integrated AEG appliances
  - Wood burning stoves with slate hearths
  - Integrated wardrobes with automatic lighting to master bedrooms
- Duravit white bathroom sanitaryware
  - Hansgrohe showers and taps
  - Chrome towel radiators
  - Fibre broadband available in the area
  - Low energy down lights to kitchens and bathrooms
  - EV electric car charging points
  - Honeywell digital energy saving systems \*\*
  - Underfloor heating to the ground floor \*
  - A-rating for energy efficiency and environmental impact \*
  - Photovoltaic (solar) panels fitted to roofs \*
- \* For The Pickering, Rye and Fen

\*\* For The Gordale, Swale, Bay, Foss and Douglas



# THE GORDALE & THE SWALE

The Gordale and The Swale are perfectly formed homes which border one another, each boasting 1216 sq. ft. of thoughtfully designed family living space.



THE GORDALE



THE SWALE

Leading from the ground floor entrance hall in both properties are a cloakroom and spacious living room, which in turn leads to an open plan island kitchen and dining room. From here there is access to the rear garden and single car garage, plus a storage cupboard.

Upstairs there is a master bedroom with en suite shower room, two further double bedrooms and a fourth single bedroom/study, as well as a house bathroom with bath, and further storage.



# THE BAY & THE FOSS

The Bay and The Foss are beautiful homes which neighbour and mirror one another in their elegant design and generous layouts, with each boasting 1548 sq. ft. of accommodation.

THE FOSS



THE BAY



The properties have been designed with an abundance of windows to flood the interiors with light: the floor to ceiling corner windows to the living room and master bedroom are particularly striking. Both homes have covered entrances with natural stone columns. Leading from the entrance hall are a spacious living room and separate kitchen/diner, as well as a WC. The island kitchen has double

doors to the garden and access to a separate laundry room, which in turn has a door to the single car garage.

Upstairs the large master bedroom has an en suite shower room and there are two further double bedrooms and a fourth single bedroom/study that share a family bathroom with bath. There is an abundance of storage space throughout.



# THE PICKERING

**The Pickering is one of the larger residences at Kings Mill, with 1874 sq. ft. of thoughtfully laid out family living space, plus a double garage.**

The home features a traditional natural stone porch, from which an entrance hall leads to the living room, kitchen/diner, study/ snug and cloakroom. The kitchen has a desirable island layout, double doors to the landscaped garden and access to the large utility room, from which the garage can be reached.

Expansive windows are a key feature of the Kings Mill Residences, and The Pickering boasts beautiful floor to ceiling corner windows to the kitchen/dining room and master suite, which also features a dressing area and shower room. There are two more large double bedrooms and a single bedroom/study that share a house bathroom with bath.



# THE RYE

**The Rye is the largest Kings Mill Residence, with 2189 sq. ft. of beautifully-proportioned living space.**

This well-appointed home is immediately identifiable by its traditional oak beam porch, giving onto a generous entrance hall that effectively divides the ground floor into two halves. One half encompasses the lounge, study and WC while the other features an expansive kitchen and dining area that's made for family life and entertaining. The huge island kitchen features a floor to ceiling corner window, while the separate dining area has double doors to the landscaped garden and Velux windows

overhead to allow in yet more light. Another door leads to a larder and separate laundry room with access to the double garage.

Upstairs the master suite has a large dressing area with double wardrobes and a shower room. There are two further double bedrooms and one single, plus a house bathroom with bath, and the landing is large enough to accommodate seating for a little reading nook.



# THE DOUGLAS

**The Douglas is an elegant home that's similar in design to The Bay and The Foss but boasts additional living space (1653 sq. ft. in total) and a separate double garage.**



The Douglas has been designed with an abundance of large windows to maximise light: of particular note are the floor to ceiling corner windows to the kitchen/dining room and master bedroom.

The covered entrance with natural stone column leads to a spacious hallway with access to the living room and separate kitchen/diner, as well as a cloakroom and

storage cupboard. The island kitchen has double doors to the garden and features a large cupboard with plumbing for laundry.

Upstairs the spacious master suite features a dressing area and shower room and there are two further double bedrooms and a fourth single bedroom/study that share a family bathroom with bath, plus further storage.



# THE FEN

**The Fen is one of the largest Kings Mill Residences, with 2183 sq. ft. of accommodation to enjoy and a desirable, secluded plot with an especially large garden.**

The statement floor to ceiling windows that feature across many of the Kings Mill homes are used to maximum effect in The Fen, occupying two corners of this elegant home. Find them flooding the living room and kitchen and two of the bedrooms, including the master, with light and framing views across the River Ribble.

There is a handsome covered entrance with natural stone column, and once inside glazed double doors lead to the large open living room, in which the stairs to the first floor are located.

A further set of glazed doors open onto the open plan island kitchen and dining area with access to the landscaped garden. Also on this floor are a WC, understairs storage and a large utility with access to the single car garage.

Upstairs the spacious master suite features a dressing area and shower room and there is a further large double bedroom with en suite, two additional double bedrooms, a house bathroom with bath and two large storage cupboards.



# THE PERFECT PLACE TO SETTLE

**Settle benefits from an unrivalled location, surrounded on all sides by outstanding natural beauty.**

It sits at the south-western edge of the Yorkshire Dales National Park with the Three Peaks within easy reach; Nidderdale is to the east, the Forest of Bowland is to the west and the Lake District is further to the north west. And owners of the Kings Mill Residences will find an abundance of breath-taking countryside to explore right on their doorsteps, including the dramatic caves and rock formations at Castleberg Crag, Attermire Scar and Malham and the waterfalls, or Forces, of Stainforth, Catrigg and Scaleber.

Despite its bucolic setting, Settle is a bustling market town that's home to many independent shops and businesses, several of which are housed in historic buildings. Don't miss Ye Olde Naked Man, which overlooks the central Market Place and is believed to be the oldest café in the country, and The Folly, which is home to a museum and gallery. Both date back to the 17<sup>th</sup> Century, while Victoria Hall, England's oldest musical hall, was built in the 1850s. Settle's thriving cultural scene also includes the annual Yorkshire Festival of Story and a Folk Gathering.

The Kings Mill Residences are a short distance from the town centre, with Booth's supermarket even closer. There are several daily trains from Settle railway station which connect the town



with Skipton, Leeds and Carlisle, the latter via the famous Ribbleshead Viaduct. Leeds, Ilkley, Skipton and Bradford are all within easy reach via road, as is Leeds Bradford Airport. The town is home to a primary school and secondary college, both rated Good by Ofsted, while nearby Giggleswick School is one of the north of England's leading public schools.

# CHARITY STARTS AT HOME

**Caring for and supporting the communities in which we build forms one of our core company values, and we're proud to have a long history of charitable giving.**

Our latest charity initiative sees us donate £1,000 to a local charity every month. We believe that charity begins at home, so we're supporting organisations that benefit local people and are based in the same towns and villages as our current and future developments.



We made a one-off donation of £10,000 to fund essential lifesaving equipment for the Cave Rescue Organisation, based in Clapham, North Yorkshire. The CRO is funded entirely by donations and staffed by experienced volunteers who give their time freely to respond to cave and mountain rescue calls in the Three Peaks area.



The Neonatal Unit at Airedale General Hospital provides round-the-clock, specialist care for babies that need extra help and support following birth. Our special donation of £5,000 will be used to update the family seating and kitchen area and provide journey bags for new parents.



Our donation to Haworth Riding for the Disabled Association has allowed the centre to fund additional working hours for a specialist coach for Penny, the resident mechanical horse simulator. This has enabled 21 more people to learn and practice their riding skills and eight riders to receive training for the RDA National Championships. 12 new volunteers have also been trained to assist riders during their lessons.

**If you know a local charity in need of support, we'd love to hear from you. Please visit [www.skiptonproperties.com/charity](http://www.skiptonproperties.com/charity) to make a nomination.**





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