

Fell View Hodges Row, Hebden, Skipton, BD23 5JG

Asking Price £580,000

- FOUR BEDROOMS
- ADDITIONAL LAND
- UTILITY ROOM
- COTTAGE GARDENS TO FRONT AND REAR
- BREATH TAKING VIEWS
- TWO BATHROOMS
- GARDEN ROOM
- ENSUITE
- TRANQUIL YORKSHIRE DALES SETTING
- CENTRAL HEATING AND DOUBLE GLAZING

Fell View Hodges Row, Skipton BD23 5JG

Available to the market for the first time in 37 years, Fell View is quite simply a UNIQUE FOUR BEDROOM, TWO BATHROOM country residence with BREATH-TAKING VIEWS FROM ALL ELEVATIONS. PERFECTLY POSITIONED and enjoying ALL ROUND STUNNING SCENERY with peace and tranquillity in its very bones. This large family home is arranged over three floors with SPACIOUS, AIRY, SUNNY ROOMS and is PACKED WITH STUNNING FEATURES with the added bonus of PRETTY COTTAGE GARDENS and ADDITIONAL LAND close by, opportunities to acquire properties like this are very far and few between. Early viewing is a must.



Council Tax Band: E



PROPERTY DETAILS

Available to the market for the first time in 37 years, Fell View is quite simply a unique four bedroom, two bathroom country residence with breath-taking views from all elevations. Perfectly positioned and enjoying all round stunning scenery with peace and tranquillity in its very bones. That essential but hard to define instantly loveable and welcoming feel greets you as soon as you step over the threshold.

This large family home is arranged over three floors with spacious airy sunny rooms and is packed with stunning features. It is an absolute dream; opportunities to acquire properties like this are very far and few between. In brief the ground floor of Fell View comprises: sitting room with feature fireplace, hall way with bespoke furniture, generous dining room, bespoke breakfast kitchen, two steps up to bedroom four/snug/study, luxury en suite shower room and access to the lower ground floor; super garden room with stone flagged floor and access to the gardens; and inner hall leading to a very useful utility room. To the first floor is the spacious landing with window seat with room for a desk/workspace, from which to enjoy the breath-taking views; three well balanced double bedrooms; and luxury house bathroom. Outside: cottage gardens to both front and rear; and a short stroll from the property is the land with stream, woodland, potting shed and recently constructed timber garage with pit and access to the river Wharfe with fishing rights attached. Fell view is set among a handful of stunning stone built properties sitting on the edge of this popular Dales village.

Hebden is a delightful village location surrounded by beautiful open countryside. Grassington is the nearest village only a short car journey away offering an excellent choice of amenities including coffee shops, bars and restaurants together with independent shops, doctors, dentist and good transport links. The bustling market town of Skipton with its extensive amenities and train station is only approx.11 miles away.

For those looking for everything, then take a look at this!

Briefly this central heated and double glazed accommodation comprises;

Panelled and glazed door into;

SITTING ROOM

21'7" x 14'7"

with inglenook style fireplace with beam over, recessed cast iron stove, exposed beams to the ceiling, wood panelling to the inside of the window and door, front and rear elevation windows with magnificent views, ceiling and recessed lighting.

INNER HALL

With open staircase leading to the first floor with bespoke solid wood built in cupboards and shelving, quarry tiled floor, ceiling light.

DINING ROOM

13'10" x 12'3"

with feature floor to ceiling window with beam over plus front elevation window, enjoying far reaching views, recessed bookcase, exposed beams to the ceiling, stripped floorboards, two ceiling lights.

BREAKFAST KITCHEN

14'3" x 13'7"

with a stunning selection of bespoke solid wood painted wall and base units by Dovetail, inset double ceramic sinks with chrome mixer tap, granite and solid oak work tops, feature recess housing the Rangemaster double cooker with five ring halogen hob, concealed lighting and tiling with beam over, matching dresser, feature wall of exposed stonework, front and rear elevation windows with breath-taking views, reclaimed pine floorboards, recessed lighting, panelled and glazed door leading to the front.

Three steps up to;

BEDROOM FOUR/SNUG/OFFICE/STUDY

9'8" x 8'7"

with feature ceiling, two Velux windows plus rear elevation window enjoying fantastic views, reclaimed pine floorboards, recessed lighting, access to the lower ground floor.

LUXURY EN SUITE SHOWER ROOM

Containing a three piece white suite comprising; built in double shower cubicle with thermostatically controlled shower over, pedestal wash hand

basin together with low suite W.C., heated chrome towel rail, stylish partial tiling to the walls and floor, feature ceiling with recessed lighting, rear elevation window with beam over, shaver point.

LOWER GROUND FLOOR

Return staircase with side and rear elevation windows both with beams over leading to;

GARDEN ROOM

16'4" x 10'3"

with stone flagged floor, French doors plus side elevation windows with beams over, panelled and glazed door leading to the rear garden, original stone arch with panelled door providing ample storage with original stone shelving.

INNER HALL

With panelled and glazed door leading to the outside.

UTILITY ROOM

13'5" x 5'5"

with ceramic sink and drainer with solid wood work top over, provisions for an automatic washing machine and tumble dryer, heated chrome towel rail, panelled door into;

USEFUL STORAGE/BOILER ROOM

12'2" x 5'8"

with floor mounted Grant Spira condensing wood pellet boiler, power and light.

FIRST FLOOR

Spacious landing with built in window seat and space for desk enjoying breath taking views over the adjoining countryside, access to the fully insulated loft, ceiling light.

BEDROOM ONE

14'9" x 12'4"

with stunning countryside views, access to the fully insulated loft, ceiling cornice, ceiling light.

BEDROOM TWO

13'9" x 13'3"

with feature exposed stone wall, fabulous views, pine floorboards, ceiling light.

BEDROOM THREE

12'9" x 11'11"

pine floorboards, stunning views, ceiling light.

STYLISH HOUSE BATHROOM

Containing a three piece white suite comprising; wood panelled bath with shower over, pedestal wash hand basin together with low suite W.C., stylish tiling to the walls and floor, fabulous views.

OUTSIDE

To the front of the property is a paved seating area with space for flower pots and long distance views. The rear enjoys a super paved cottage garden with delightful seating area and raised borders, side path takes you to the front of the property. Please note that the adjoining property has an access right down the side of Fell View and through the back garden.

LAND

A short stroll from the property there is a delightful piece of land, being just under 1 acre with stream, woodland and grassland on which there is a timber garage. The land includes the half the width of Hebden beck which forms its boundary and half the width of the river Wharfe (from the stepping stones to just beyond the access to the iconic Hebden Suspension Bridge. Attached to the land are the fishing rights that extend to the land's boundary at the centre of the river.



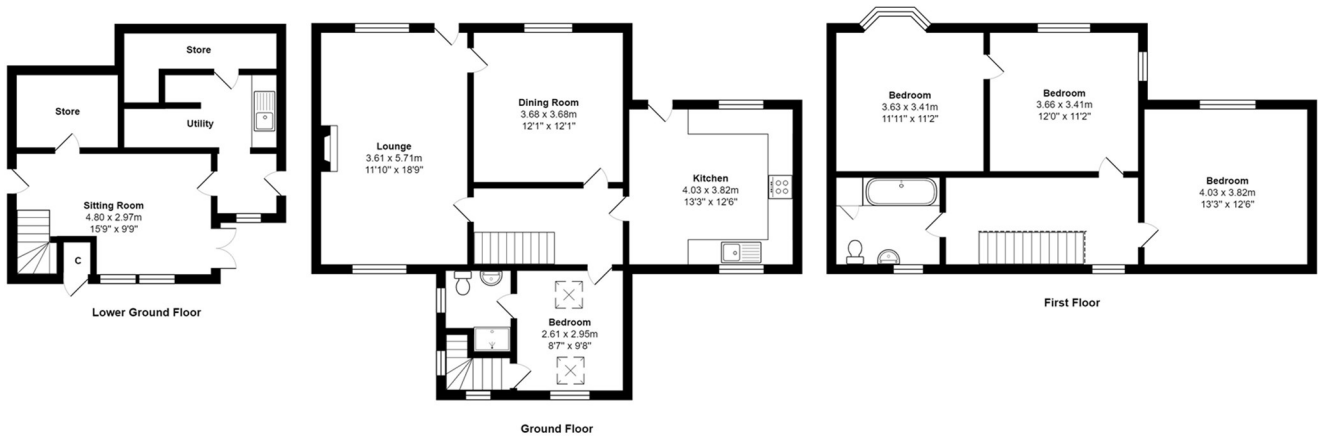
Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 154.2 m² ... 1660 ft² (excluding store)
 All measurements are approximate and for display purposes only