

## Scar Croft Chapel Street, Grassington, Skipton, BD23 5BE

**Asking Price £664,950**

- EXTENDED DETACHED FAMILY HOME
- IMPRESSIVE KITCHEN EXTENSION
- LARGE COMPOSITE DECKED PATIO AREA
- PARKING FOR SEVERAL CARS
- FULL OF CHARM AND CHARACTER
- FOUR/FIVE BEDROOMS
- HOUSE BATHROOM PLUS TWO ENSUITES
- LANDSCAPED GARDENS
- FABULOUS PANORAMIC VIEWS
- CLOSE TO AMENITIES

## PROPERTY DETAILS

This unique and spacious detached residence is set in an enviable location just a stone's throw from the idyllic village, boasting breathtaking, far-reaching views over Grassington and beyond. Offering four generously-sized bedrooms, with the option to expand to five, accessed by steps down to the landscaped gardens surrounding the property and offering ample parking to accommodate multiple vehicles, all concealed from the main road.

This dwelling is a rare gem, a hidden treasure for those in search of a spacious family home in the heart of the coveted Yorkshire Dales. Spanning two levels, it seamlessly combines the convenience of bungalow-style living with a meticulously thought-out design that exudes charm and character. Offering panoramic views, extensive landscaped gardens, and a raised composite decking area overlooking fields, making it an ideal spot for outdoor dining. The property also offers parking for multiple vehicles.

Just a brief walk from the heart of the bustling Yorkshire Dales village, this substantial detached home boasts a spacious living room with an inviting open fire, a rear extension that reveals a spectacular living kitchen featuring top-quality fixtures and fittings, granite worktops, integral appliances, and bi-folding doors leading to the elevated decking area at the rear, providing captivating views over the garden and beyond. Additionally, there is a separate utility room, and all principal rooms enjoy wonderful rural views. The versatile layout is ideal for a large family, with two recently added en-suite shower rooms and a separate house bathroom. This captivating and character-rich home also surprises with its attic space that extends the full length of the house with double bedroom having its own en-suite shower room and a separate lounge/guest room, which could easily be transformed into a fifth bedroom. There is also additional under eaves storage.

The mature and aesthetically pleasing garden areas are a standout feature, offering featuring multiple well-kept lawn areas with established flowers and shrubs, all while providing spectacular, far-reaching views. For nature enthusiasts, the property offers a myriad of walking opportunities in and around Grassington, right from your doorstep.

Situated within the Yorkshire Dales National Park, with the River Wharfe meandering to the south, the esteemed village of Grassington boasts a comprehensive range of amenities, including a post office, butchers, convenience store, medical centre, dentist, and an array of other everyday shops. It offers excellent pre-school, primary, and secondary schooling options and the area is renowned for its stunning landscapes, perfect for all manner of outdoor activities. Grassington has a vibrant community and hosts a number of popular festivals throughout the year. This type of property doesn't come up often and we strongly recommend an internal inspection to fully appreciate this remarkable home.



## Viewings

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

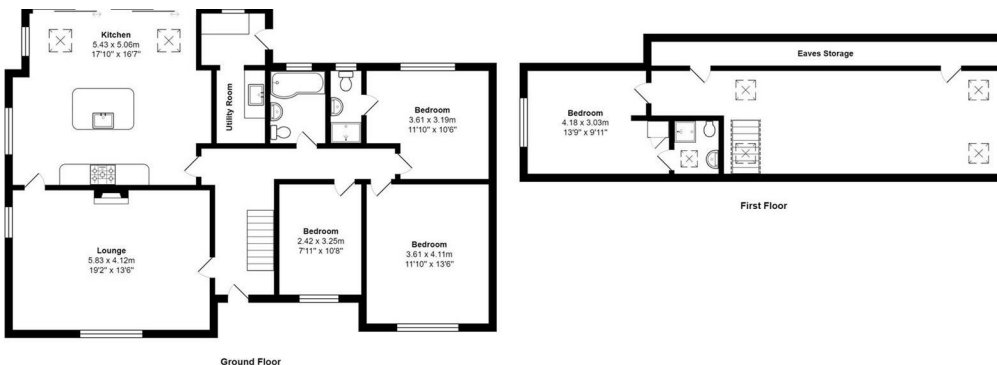
## Council Tax Band:

F

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		83
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 165.2 m<sup>2</sup> ... 1778 ft<sup>2</sup>  
All measurements are approximate and for display purposes only