



## Sunters Garth, Kettlewell, Skipton, BD23 5RN

**Asking Price £899,000**

- STUNNING FIVE BEDROOM DETACHED PROPERTY
- TOP QUALITY FIXTURES AND FITTINGS
- OFF ROAD PARKING
- FABULOUS DALES VIEWS
- CLOSE TO AMENITIES
- LARGE WELL STOCKED SOUTH FACING GARDEN TO STREAM
- UNDERFLOOR ZONE HEATING TO GROUND FLOOR
- STONE BARN OUTBUILDING
- SITUATED IN THE HEART OF THIS SCENIC DALES VILLAGE
- CHAIN FREE



# Sunters Garth, Kettlewell, Skipton, BD23 5RN

Step into a world of timeless charm and refined elegance at SUNTERS GARTH, an EXCEPTIONAL FIVE-BEDROOM DETACHED COUNTRY RESIDENCE NESTLED WITHIN BEAUTIFULLY LANDSCAPED GARDENS, offering an additional STONE BARN and OFF-ROAD PARKING. Located on the EDGE OF THE IDYLIC VILLAGE OF KETTLEWELL, this enchanting home SEAMLESSLY MARRIES PERIOD CHARACTER WITH CONTEMPORARY LUXURY, offering a flexible and sophisticated living space perfect for a variety of lifestyles — a truly special forever home.



## PROPERTY DETAILS

Welcome to Sunters Garth — A captivating five-bedroom country retreat in the heart of the Yorkshire Dales.

Step into a world of timeless charm and refined elegance at Sunters Garth, an exceptional five-bedroom detached country residence nestled within beautifully landscaped gardens. Located on the edge of the idyllic village of Kettlewell, this enchanting home seamlessly marries period character with contemporary luxury, offering a flexible and sophisticated living space perfect for a variety of lifestyles — a truly special forever home.

From the moment you approach the property, it's evident that Sunters Garth is something extraordinary. The present owners have lovingly and meticulously reimaged the original layout, undertaking a comprehensive renovation that showcases a masterful eye for both detail and interior design. Every element has been carefully considered to create a show-stopping residence that is as welcoming as it is impressive.

### GROUND FLOOR

Step inside to discover a breathtaking open-plan living/dining kitchen, the true heart of the home. The bespoke, handcrafted kitchen by Eastburn Country Kitchens is a masterpiece in itself — featuring solid wood countertops, a traditional Belfast sink, integrated appliances, and a classic double Aga. Underfloor heating runs throughout the ground floor living area, ensuring comfort beneath your feet all year round.

The living and dining area exudes rustic warmth with a feature inglenook fireplace housing a wood-burning stove, exposed stonework, and full-height French doors flanked by matching side panels that flood the room with natural light and offer a seamless connection to the gardens. Beyond this, a fabulous formal dining room

awaits, complete with deep-set windows that frame views of the garden and the nearby church, solid oak flooring, and exposed ceiling beams — a truly inviting space for entertaining.

The sitting room continues the theme of rustic elegance with another inglenook fireplace and wood-burning stove, charming mullioned windows offering garden views, and original beams adorning the ceiling. A rear hall leads to a luxurious ground floor cloakroom and a superb utility room (once the original breakfast kitchen), now fitted with solid wood cabinetry, a solid oak floor, and access to a separate boiler room and further storage.

### FIRST FLOOR

A spacious landing on the first floor provides a tranquil seating area illuminated by three rear-facing windows and a skylight, with exposed beams and stonework adding to the home's authentic charm, there is also a luxury cloakroom. Every room on this level features stylish column radiators that complement the home's heritage aesthetic.

The principal bedroom is a haven of comfort, with a vaulted beamed ceiling, an original stone fireplace and a luxurious en suite shower room. Four additional generously proportioned double bedrooms each enjoy unique character, including exposed beams, feature ceilings, and far-reaching views over the gardens and the village church. A stunning four-piece family bathroom completes the upper floor, featuring a freestanding bath, walk-in shower, and exquisite finishes throughout.

The grounds at Sunters Garth are nothing short of magical. The South facing front garden runs down to Kettlewell beck and is a verdant haven, richly planted with mature trees, flowering shrubs, and natural borders. Multiple seating



areas and a raised stone patio create the perfect setting for al fresco dining or peaceful relaxation amid nature.

A charming stone-built outbuilding offers excellent storage and additional potential, while to the rear, a cobbled driveway provides off-road parking with gated access on either side of the home.

Tucked away just beyond the centre of the picturesque village of Kettlewell, Sunters Garth enjoys a tranquil yet convenient location. You're only a short stroll from the village shop, cosy coffee houses, welcoming pubs, and an abundance of scenic walking trails that wind through the stunning Yorkshire Dales. The popular village of Grassington is just a short drive away, with the vibrant market town of Skipton approximately 14 miles distant — offering rail links and a broader range of amenities.

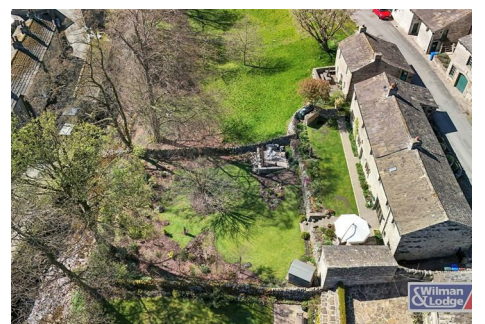
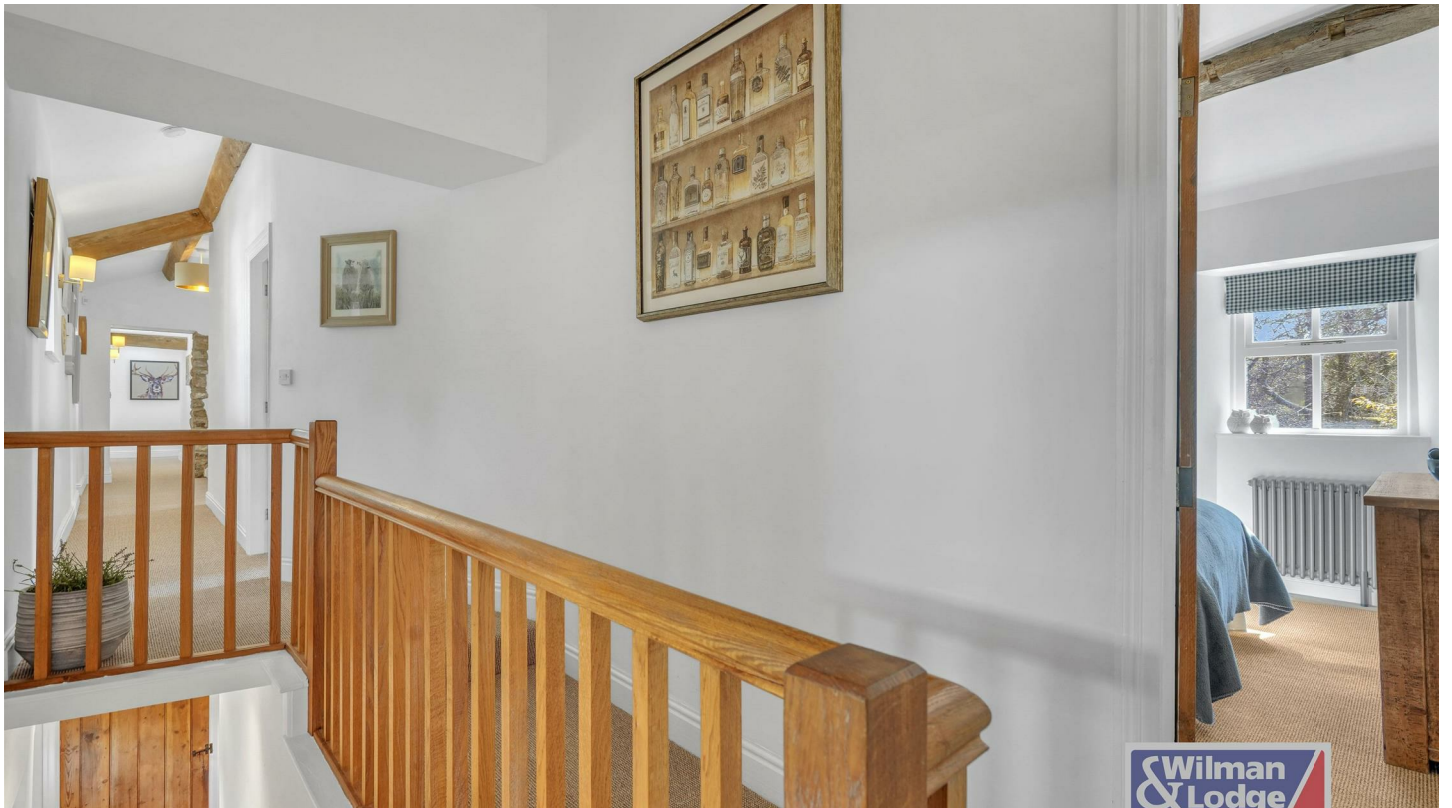
Sunters Garth is not simply a house — it's a lifestyle. A truly exceptional home that could grace the cover of Ideal Home magazine, set in one of North Yorkshire's most charming villages. For those in search of a one-of-a-kind property blending heritage, comfort, and breathtaking surroundings — your search ends here.

### **ADDITIONAL INFORMATION**

Council tax - please enquire with the agent









## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

