



## Beechcroft, 21 Hardy Grange, Grassington, Skipton, BD23 5AJ

**Asking Price £695,000**

- DETACHED 5/6 BEDROOM PROPERTY
- GARAGE
- QUIET CUL DE SAC SETTING
- UTILITY ROOM
- SOLAR PANELS
- PRIVATE PARKING
- ATTRACTIVE GARDENS
- ENSUITE MASTER BEDROOM
- CHAIN FREE
- EARLY VIEWING A MUST



# Beechcroft, 21 Hardy Grange, Grassington, BD23 5AJ

Beechcroft is a superb, stone-built detached residence offering 5/6 bedrooms and versatile accommodation arranged over three spacious floors. Tucked away in a peaceful cul-de-sac with gravelled drive, garage and attractive gardens just a stone's throw from the bustling village square, this substantial home presents a rare opportunity to acquire a property in one of the most desirable locations within the Yorkshire Dales National Park.



Council Tax Band: F



## PROPERTY DETAILS

### Beechcroft – A Characterful Detached Home in the Heart of Grassington

Nestled within a generous, private plot in the highly sought-after village of Grassington, Beechcroft is a superb stone-built detached residence offering 5/6 bedrooms and versatile accommodation arranged over three spacious floors. Tucked away in a peaceful cul-de-sac just a stone's throw from the bustling village square, this substantial home presents a rare opportunity to acquire a property in one of the most desirable locations within the Yorkshire Dales National Park.

While the property would benefit from some updating to unlock its full potential, it is brimming with character and ready for a new owner to make their mark. Internal inspection is highly recommended to appreciate the impressive proportions and excellent setting of this charming home.

Upon entering through a stone-flagged entrance porch, you are welcomed into a spacious hallway with a convenient cloakroom off to the side. The open-plan living/dining area features a striking open-tread staircase and generous sitting room, where a feature stone wall and attractive fireplace, with recessed gas stove and timber beam above, create a warm and inviting ambiance. With windows to three elevations, this room enjoys an abundance of natural light throughout the day.

The large dining kitchen is well-appointed with a range of traditional units, complemented by granite and solid wood worktops. A double gas range cooker adds both functionality and rustic charm, while a Belfast sink overlooks the mature rear garden. Two rear-facing windows and a glazed door fill the room with natural light and offer direct access to the outdoor space—perfect for family life or entertaining. Off the kitchen is a substantial utility room with built-in shelving, a feature ceiling, and rear access.

Also on the ground floor is a versatile office or sixth bedroom—ideal for guests, working from home, or multigenerational living.

Upstairs, the first floor opens onto a spacious landing with a further staircase leading to the top floor. The principal bedroom enjoys dual-aspect windows and a private en suite shower room. Two further generous double bedrooms are also located on this level, offering comfortable accommodation for family or visitors. The house bathroom with bath and separate shower completes this floor.

The second floor hosts two charming single bedrooms—one of which provides access to roof space with potential for further development (subject to any necessary consents). A cloakroom on this floor adds additional convenience.

Externally, Beechcroft boasts an adjoining single garage with an up-and-over door, power, and lighting. A generous gravelled driveway provides ample off-street parking, while the front garden is mainly laid to lawn and bordered by mature hedging for privacy. The rear garden is a tranquil haven, featuring a well-tended lawn, patio seating areas, and a timber shed—perfect for relaxing or entertaining in a peaceful, green setting.

#### Location

Hardy Grange is an exclusive and quiet cul-de-sac just off the main street of Grassington. Beechcroft sits among a variety of attractive, individually designed homes. The village square is just a short stroll away, offering a vibrant mix of independent shops, cosy cafés, traditional pubs, and acclaimed restaurants. Grassington is a thriving Dales village popular with residents and visitors alike, offering a wide range of year-round events and community activities. Surrounded by spectacular countryside, it is a haven for walkers, cyclists, and nature lovers.

#### Summary

For those seeking a substantial, character-filled home in a picturesque yet highly convenient location, Beechcroft offers the perfect opportunity to create a truly special residence. Whether you're looking to upgrade and personalise a family home or invest in a unique property in one of the most desirable locations in the Dales, this is one not to miss.

## ADDITIONAL INFORMATION

The property is fitted with solar panels on a feed in tariff.



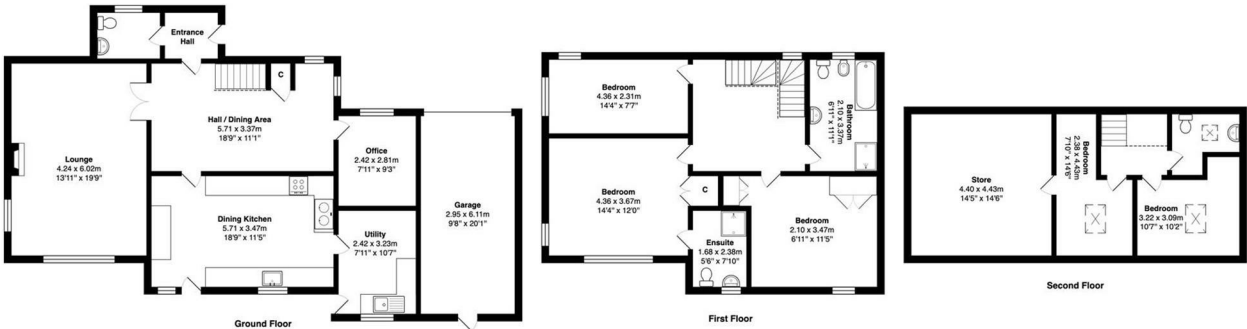
## Viewings

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		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 222.2 m<sup>2</sup> ... 2391 ft<sup>2</sup>  
All measurements are approximate and for display purposes only