



1 Finkle Street, Malham, Skipton, BD23 4AW

£795,000



****LAND AVAILABLE VIA SEPERATE NEGOTIATION**** Now in need of modernisation, spacious individual stone detached property provides versatile accommodation including potentially seven bedrooms and is superbly situated in Malham village centre with local amenities nearby whilst surrounded by beautiful open countryside in the picturesque Yorkshire Dales National Park. With previous uses including bed and breakfast, and cafe, this is an opportunity to bring the property back to its former glory.

Malham is the picturesque, principal village of Malhamdale, nestling into spectacular Yorkshire Dales National Park scenery yet just 5 miles east of Settle and 10 miles from Skipton, with regular trains from Gargrave to Leeds and onwards to London. Leeds-Bradford Airport, offering 3 flights per day to London is a 30-mile journey of under 1hour.

Situated at the source of the River Aire, Malham enjoys one of England's most spectacular geological features, Malham Cove an 80 metre high, semi-circular Limestone cliff hosting world class climbing. Two other outstanding geological attractions are the enchanting Janet's Foss waterfall and pool, and the dramatic Gordale Scar, the inspiration for Helm Deep. The three are linked by a footpath to create one the UK's top three walks. There are two pubs in the village, the Buck Inn and the Lister Arms - voted Yorkshire's favourite pub.

Malham has its own primary school situated between Malham and Kirkby Malham. The village is within the catchment area for the Skipton Secondary and Grammar schools, and Settle College. Giggleswick School is a 20-minute car journey.

A substantial and beautiful stone-built home, benefitting from oil fired central heating and mostly double-glazed windows throughout. The property is described below using approximate room sizes:-

Ground Floor

Entrance Hall

With access doors to front and rear.

Sitting Room

25'1 x 12

UPVC sealed unit double glazing to the front elevation including a matching external door. Fine views at the front beyond 'the green'. Quarry tiled flooring. Two central heating radiators. Exposed stonework features. Cast iron stove on a stone hearth. Ceiling beams.

Living Room

24'2 x 11'1

Stone mullioned windows to the side elevation and a window seat. Quarry tiled flooring. Exposed stonework features. Inglenook stone fireplace including a beehive oven and a cast iron stove with a stone flagged hearth. Staircase to the first floor with a spindled balustrade. Built-in store cupboard under stairs.

Dining Kitchen

24'3 x 11'

Fitted units with cupboards, drawers and worktop surfaces including tiled surrounds. White glazed one and a half bowl sink and drainer. Plumbing for a dishwasher. Electric cooker point. Wine rack. Feature pillar. Ceiling beams.

Utility Room

14'6 x 6'8

Worcester oil fired central heating boiler.

Shower Room

Three piece white suite comprising a hand wash basin, a low suite WC and a shower cubicle having a Mira independent shower. Wall tiling and floor tiling.

Inner Hall

With a central heating radiator. Staircase to the first floor.

Bedroom Six

14'6 x 8'6

Central heating radiator. Fitted wardrobe.

Bedroom Seven/Study

7'5 x 7'2

Radiator.

First Floor

Landing

Radiator and spindled balustrades.

Bedroom One

25' x 12'1

Providing fine long distance views. Three central heating radiators. Wall light points.



Bedroom Two

13'2 x 12'2 max

Stone mullioned windows. Central heating radiator. Wall light point. White pedestal wash basin with a tiled splash-back.

En Suite

Two piece white suite comprising a low suite WC and a tiled shower cubicle with a Triton independent shower.

Bedroom Three

11'2 x 9'2

Central heating radiator. Light blue pedestal wash basin with a tiled splash-back.

En Suite

Two piece light blue suite comprising a low suite WC and a tiled shower cubicle with a Mira independent shower.

Bedroom Four

11'2 x 9'

Window seat. Central heating radiator. Champagne pedestal wash basin with a tiled splash-back. Built-in cupboard including a hot water cylinder and a cold water tank.

En Suite

Two piece champagne suite comprising a low suite WC and a tiled shower cubicle having a Triton independent shower.

Bedroom Five

16'2 x 14'6 max

Fine views. Central heating radiator. Wall light points. Built-in cupboard including a hot water cylinder. Staircase down to the ground floor.

Bathroom

Two piece white suite comprising a shower bath having a screen and a thermostatic shower together with a hand wash basin which is recessed into a vanity cabinet unit. Ladder central heating radiator. Contrasting full height wall tiling. Shaver point. Spotlights.

WC

Two piece white suite comprising a pedestal wash basin and a low suite WC. Contrasting full height wall tiling. Ladder central heating radiator.

Outside

The easily manageable front garden over looks 'the green' enjoying fine views. Includes a flowerbed and rockery, a mature conifer, dry stone boundary walling and a stone flagged patio which offers a very pleasant sitting out area. The rear garden area includes a stone flagged patio together with additional stone flagging, a flowerbed, conifers and a variety of bushes. Private driveway.



Council Tax & Tenure
Council Tax Band: F
Tenure: Freehold

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

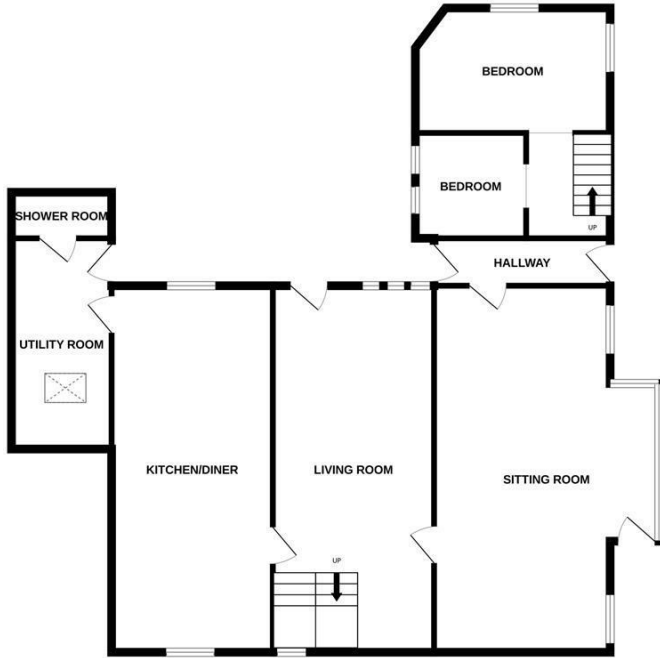
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



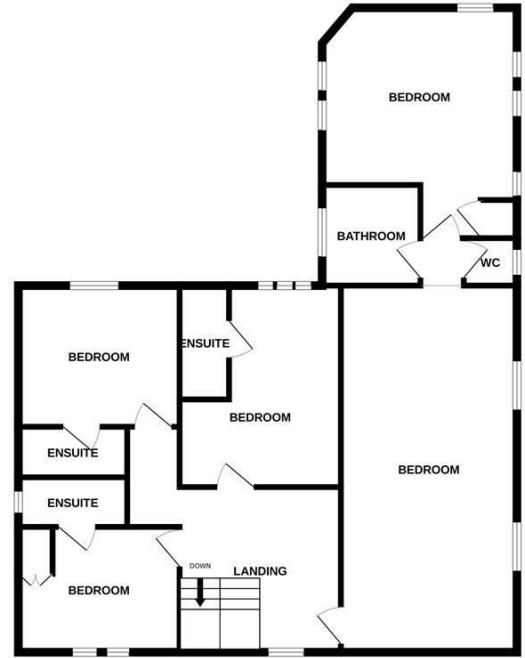


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GROUND FLOOR



1ST FLOOR

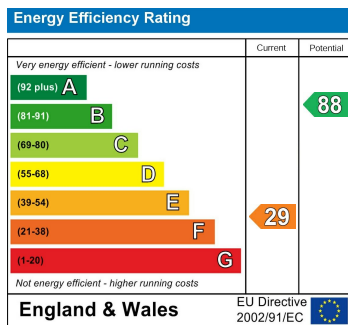


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

F

Energy Performance Graph



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