



## OLD CROSS KEYS HOUSE, RATHMELL

£495,000







## OLD CROSS KEYS HOUSE, RATHMELL, SETTLE, BD24 0LA

Fantastic, 3 bedroomed stone-built period listed property, located in a superb position on the edge of Rathmell Village. Offering outstanding spacious, well maintained character accommodation laid over three floors, plus cellars.

Many years ago, the property was the village pub but now is a substantial family house with many interesting features evident.

Up to modern day standards with double glazed windows and oil-fired central heating, plus AGA in the kitchen.

Well laid out accommodation with vestibule entrance leading to central hallway with return staircase off.

Two large reception rooms with mullioned windows and beamed ceilings, modern kitchen, utility room, and pantry with original slate shelves to the ground floor.

Vaulted cellars with access off hallway.

First floor, spacious landing, 3 double bedrooms and separate WC, plus house bathroom laid over two rooms.

Second floor, 2 large attic/hobbies room with exposed roof timbers and roof lights.

Outside, there is a cottage garden to the front with mature shrubs and off-street parking.

One of the most outstanding properties to be offered to the market, which must be viewed to fully appreciate the size, layout, character and condition.

Rathmell is a popular village located on the edge of the Yorkshire Dales National Park, approximately 2 miles from the popular Market Town of Settle.

Settle offers all local amenities plus has transport links on the Settle to Carlisle Railway to Leeds, Skipton. Giggleswick Station is located approximately 1½ miles away with links to Lancaster and Skipton.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Vestibule, Central Hall, Lounge, Dining Room, Kitchen, Utility Room.

#### Lower Ground Floor

Cellars.

#### First Floor

Landing, 3 Bedrooms, House Bathroom.

#### Second Floor

Attics.

#### Outside

Parking, cottage style garden.



## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Vestibule:

4'0" x 5'8" ( 1.21 x 1.72)

Part glazed external door, tiled floor, glazed double doors to central hallway.



#### Central Hallway:

4'0" x 15'8" (1.21 x 4.77)

Plus 3'3" x 3'2" (0.99 x 0.96)

Feature return staircase to the first floor, access to the cellar, access to lounge, dining room, kitchen and utility room, tiled floor, radiator, beams.



#### Lounge:

12'2" x 15'9" (3.70 x 4.80)

Good sized room, double glazed mullioned window with shutters, open fire, dog grate within feature fireplace, stone sides, flagged hearth, wood mantle, beamed ceiling, wall lights.



#### Dining Room:

10'10" x 16'1" (3.30 x 4.90)

Multifuel stove within recessed fireplace, stone sides, flagged hearth, wood mantle, double glazed mullioned window, window seat, beamed ceiling, radiator, double glazed gable window, space for table, radiator, built in shelved cupboard, built in shelving, boarded internal doors.







### Kitchen:

10'6" x 10'11" (3.20 x 3.32)

Range of modern kitchen base units with complementary tiled worksurfaces, electric burgundy AGA within recess, tiled back, ceramic sink with mixer taps, rear external entrance door, upvc double glazed window, gable window, double glazed rear window, plumbing for dishwasher, tiled floor, shelved niche, exposed beam.



### Utility Room:

9'10" x 10'9" (2.99 x 3.27)

Slate storage shelves, slate flagged floor, beam, Belfast sink, upvc double glazed window, plumbing for washer, cupboards, WC off, oil boiler, radiator.



### Pantry:

10'2" x 8'0" (3.09 x 2.43)

Slate shelves, flagged floor, window, WC.



## LOWER GROUND FLOOR:

### Cellars:

18'1" x 11'0" (5.51 x 3.35)

Useful cellars, flagged floor, vaulted roof, storage shelves, stone steps.





## FIRST FLOOR:

### Landing:

Spacious landing with doored staircase to the second floor, access to 3 bedrooms and house bathroom, tall secondary glazed window off ½ landing and radiator.

### WC off landing:

2'9" x 4'1" (0.83 x 1.24)

WC, radiator, secondary glazed window.

### Bedroom 1:

15'0" x 16'0" (4.57 x 4.87)

To the front, large double bedroom, double glazed mullioned window, window seat, range of built in wardrobes, beamed ceiling, radiator.



### Bedroom 2:

12'2" x 16'0" (3.70 x 4.87)

Large double bedroom, double glazed mullioned window with window seat, cast iron fireplace, beamed ceiling, radiator.



### Bedroom 3:

10'4" x 11'1" (3.15 x 3.37)

To the rear, double glazed window with views, radiator, double bedroom, beamed ceiling.



### House Bathroom:

Superb bathroom comprising two rooms.

### Room 1:

6'10" x 10'10" (2.08 x 3.30)

Shower enclosure with shower off the system, WC, pedestal wash hand basin, airing cupboard with pressurised cylinder, double glazed window, radiator, access to room 2.







### Room 2:

10'0" x 7'10" (3.04 x 2.38)

Free-standing cast-iron bath, radiator, secondary glazed window.



## SECOND FLOOR:

### Attic Rooms:

Two large useful attic rooms, ideal for hobbies/office space.

### Room 1:

24'10" x 15'3" (7.56 x 4.64)

Large space, exposed roof truss/timbers, two Velux rooflights, built in cabinets/shelving.



### Room 2:

21'3" x 10'0" (6.47 x 3.04)

Exposed roof timbers, two Velux rooflights, eaves storage.



## OUTSIDE:

Superb cottage fore garden, mature shrubs, patio area, paths, parking area. Gated rear yard area, walled, oil tank.



**Directions:**

Enter Rathmell Village from Settle, up the hill and Old Cross Keys is the 2<sup>nd</sup> building on the right hand side, a for sale board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Mains water, drainage, electric, broadband and oil-fired central heating.

**Listing:**

Listed building ref, source ref Historic England ref 1166532.

**Age:**

Mid-18<sup>th</sup> century with 19<sup>th</sup> & 20<sup>th</sup> century alterations.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.



**Local Authority:**  
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'F'

Cross Keys House Rathmell SETTLE BD24 0LA		Energy rating <b>F</b>
Valid until <b>15 September 2034</b>	Certificate number <b>2216-3041-2203-1654-9204</b>	

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	38 F	
1-20	<b>G</b>		





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place  
Settle  
North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightestateagents.co.uk](mailto:settle@neilwrightestateagents.co.uk)

King's Arms Buildings  
15 Main Street High Bentham  
Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightestateagents.co.uk](mailto:bentham@neilwrightestateagents.co.uk)

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