



## THE BARN, GILDERSLEETS

£495,000







# THE BARN, GILDERSLEETS, GIGGLESWICK, BD24 0AH

Very well appointed, four-bedroom, stone-faced detached bungalow, located in a superb rural position on the edge of Giggleswick village adjacent to the market town of Settle.

The property offers spacious well-planned accommodation, having a very large lounge with inglenook style fireplace, open ceilings, kitchen with extensive range of units and appliances. Four bedrooms, one of which is ensuite and house bathroom.

Outside, attached garage, ample parking, and level well tended gardens with drystone boundaries.

Double glazed windows and LPG central heating are installed.

The property is decorated throughout to a good standard, ready for immediate occupation.

Internal inspection is strongly recommended to appreciate the size, quality and position.

## ACCOMMODATION COMPRISES:

Entrance Porch, Entrance Hall, Lounge, Kitchen, 3/4 Bedrooms (one en suite), House Bathroom.

### Outside

Driveway, Forecourt Parking, Attached Garage, Good Sized Enclosed Gardens.

## ACCOMMODATION:

### Entrance Porch:

3'2" x 5'5" (0.96 x 1.65)

Upvc glazed external entrance door with side screen, tiled flooring, and glazed inner door/screen.

### Inner Hallway:

6'2" x 12'8" (1.88 x 3.86)

plus 14'3" x 3'4" (4.3 x 1.01)

Access to principal rooms, coved ceiling, glazed inner doors, dado rail, loft access, exposed stone wall.



### Lounge:

14'0" x 24'10" (4.26 x 7.56)

Large room with open ceiling and exposed roof trusses, upvc double doors with access to the garden/patio, Inglenook style fireplace housing large multi fuel stove on hearth, exposed stone wall, double glazed window, 2 radiators, wall lights.





### **Kitchen:**

12'3" x 17'5" (3.73 x 5.30)

Extensive range of modern kitchen base units with complementary work surfaces, wall units, 1½ bowl ceramic sink with mixer taps, built in double oven, hob, extractor hood, plumbing for washing machine, space for table, 2 double glazed windows, side glazed external entrance door.



### **Bedroom 1:**

11'9" x 11'4" (3.58 x 3.45)

Double bedroom, double glazed window, radiator, coved ceiling.







### **Ensuite Shower Room**

6'0" x 6'10" (1.82 x 2.08)

Shower cubicle with electric shower, WC, pedestal wash hand basin, double glazed window, vertical radiator.



### **Bedroom 2: to the rear**

10'7" x 12'2" (3.22 x 3.70)

Double bedroom, double glazed window, radiator, coved ceiling.



### **Bedroom 3:**

12' x 12'2" (3.65 x 3.70)

Single bedroom, double glazed window, radiator.

### **Bedroom 4/Snug:**

6'7" x 15'0" (2.00 x 4.57)

2 double glazed windows, mock fireplace, radiator.







### House Bathroom:

10'5" x 5'1" (3.17 x 1.54)

plus recess for bath 4'2" x 5'8" (1.27 x 1.72)

3-piece coloured bathroom suite comprising bath, pedestal wash hand basin, WC, 2 radiators, double glazed window, coved ceiling, built in cupboard.



### OUTSIDE:

Access via gravelled driveway, parking space, walled boundaries, attached garage, enclosed gardens laid to lawns, patio area, flower beds etc, gas tank.



### Garage:

20'3" x 10'10" (6.17 x 3.30)

Up and over door, power and light., electric charging point, 2 outside taps.

**Directions:**

Leave the Settle office down Cheapside, go left onto Duke Street, then turn right onto Station Road, proceed for approximately one mile to the mini roundabout, turn left and after approximately a quarter of a mile turn left into Gildersleets, a for-sale board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Mains electric and drainage, private water supply, LPG heating.

**Viewing:**

Due to current Covid 19 restrictions, viewings are to be conducted under strict rules, please consult with us prior to the appointment to be advised.

**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.

**Local Authority:**

Craven District Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'F'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47 E
21-38	F	32 F	
1-20	G		

The Barn Gildersleets Giggleswick SETTLE BD24 0AH		Energy rating
		<b>F</b>
Valid until	Certificate number	
19 December 2034	9300-2736-7420-2294-2541	



## GROUND FLOOR



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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