



ROUSTER FARMHOUSE, GIGGLESWICK
£645,000





ROUSTER FARMHOUSE, GIGGLESWICK, SETTLE, BD24 0JS

Charming stone-built detached home in a stunning rural setting, a rare opportunity to acquire this characterful and immaculately presented Grade II listed period home, offering an enviable blend of history, charm, and modern comfort.

This spacious property boasts three double bedrooms, mullioned windows, and a wealth of period features, all set within large mature gardens with a stream running through.

Nestled in a superb rural position within a small cluster of properties, it enjoys spectacular countryside views and 2.5 acres of adjoining agricultural land, ideal for equestrian or small holding use, with stables on site.

With ample parking, no onward chain and truly idyllic location, this gem of a property is a fantastic opportunity for those seeking a peaceful country lifestyle.

Viewing is strongly recommended to fully appreciate all that this exceptional house has to offer.

The property is located approximately 3 miles from the centre of the Market Town of Settle which has all local amenities including rail links to Skipton, Leeds and Carlisle, Giggleswick train Station is approximately 1.5 miles away with links to Lancaster, Leeds and Skipton.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Inner Hallway, Rear Hallway, Lounge, Dining Room, Sitting Room. Kitchen

First Floor

Landing, 3 Bedrooms, House Bathroom, Shower Room.

Outside

Gated Garden, Extensive Well Maintained Private Garden, Stream, Wooden Sheds, Stone Faced Shed, Stone Faced Stable. Agricultural Land Extending to Approximately 2.5 acres (Not Measured).



ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

9'8" x 4'0" (2.94 x 1.21)

Part glazed external entrance door, inner lobby, inner door part glazed, radiator, slate shelved recess, mat plus tiled floor, coat hooks.





Inner Hallway:

6'0" x 8'0" (1.82 x 2.43) excluding staircase
With return staircase to the first floor, access to kitchen, lounge, understairs store cupboard, open to rear entrance hall.



Lounge:

10'11" x 15'1" (3.32x 4.59)

Single glazed mullioned window, beamed ceiling, stone surround with open dog grate on flagged hearth, radiator, book shelves, wall lights.



Kitchen:

9'5" x 9'0" (2.87 x 2.74)

Range of kitchen base units with complementary worksurfaces, wall units, 1 ½ bowl sink with mixer taps, two single glazed windows, radiator, tiled flooring, electric cooker point.





Rear Entrance Hallway:

13'2" x 6'4" (4.01 x 1.93)

Part glazed rear external entrance door, single glazed window, tiled floor, radiator, cupboard housing oil fired central heating boiler, access to dining room and sitting room.

Dining Room:

11'7" x 13'6" (3.53 x 4.11)

Single glazed mullioned window, beamed ceiling, shelves alcoves, cast iron fireplace, open grate, flagged hearth, radiator, wall lights.



Sitting Room:

18'7" x 12'0" (5.66 x 3.65)

Large room with stone fireplace, flagged hearth, single glazed mullioned windows to the front, two single glazed gable windows with views towards Penyghent, radiator, beamed ceiling.





FIRST FLOOR:

Landing:

Spacious landing with access to 3 double bedrooms, bathroom, shower room, single glazed tall window off the half landing, radiator.



Bedroom 1:

12'0" x 18'11" (3.65 x 5.76)

Large double bedroom with dual aspect, two single glazed windows with views towards Penyghent, range of built in wardrobes, and radiator.



Bedroom 2: Middle

11'4" x 13'8" (3.43 x 4.16)

Double bedroom with single glazed mullioned window, and radiator.





Bedroom 3:

12'10" to face of wardrobes x 10'0" (3.91 x 3.04)

Double bedroom, L-shaped with single glazed mullioned window, radiator, stone fireplace with cast iron fireplate



House Bathroom:

7'4" x 9'5" (2.23 x 2.87)

Three-piece white bathroom suite comprising bath, pedestal wash hand basin, WC, radiator, heated towel rail, single glazed window.



Shower Room:

8'6" x 4'3" (2.59 x 1.29)

Off the main landing comprising shower enclosure with shower off the system, WC, vanity wash hand basin.

OUTSIDE:

Gated access off the track to gravelled parking/turning area.

Mature landscaped gardens to the front and side, patio area, box hedges, lawns, raised beds, mature trees, stream, walled/fenced boundaries, rear hard landscaped area, mature shrubs, outbuilding, shed. Large wooden sheds to gable side, access to adjoining field extending to approximately 2.5 acres, stone built stable and yard area.



Directions:

Leave Settle on the A65 towards Ingleton at the Craven Arms junction turn left and go under the railway bridge. Proceed approximately a quarter of a mile turn left towards Wham. Go approximately half a mile through Wham turn right on to a track towards Rouster. A For Sale Board is erected at the land end.

What3Words:

Tactical.luckier.shoelaces.

Tenure:

Freehold with vacant possession on completion

Services:

Mains electric, private water supply, septic tank drainage.



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:

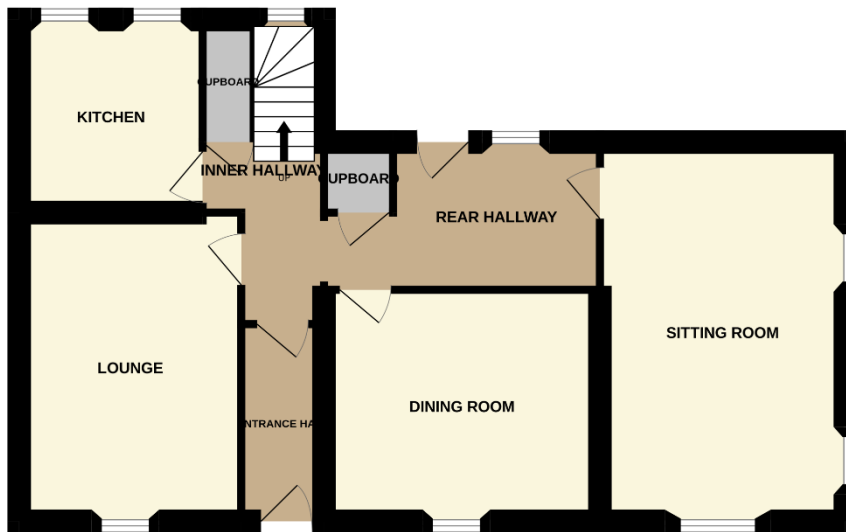
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'F'

Rouster Farmhouse Giggleswick Settle BD24 0JS		Energy rating E
Valid until 17 February 2035	Certificate number 9530-3009-2202-3675-2204	
Property type	Detached house	
Total floor area	181 square metres	



GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.6 sq.m.) approx.

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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