





## Grimwith Skipton BD23

Grimwith House is a picturesque hidden gem, situated directly on Grimwith Reservoir in the heart of the Yorkshire Dales. This attractive stone-built link-detached house enjoys beautiful, elevated views over the reservoir, and its spacious accommodation offers a light and airy reception with double French doors leading to a large deck with open aspect, large kitchen / diner, three bedrooms, family bathroom and cloakroom. Further benefits include a private garden with stunning views and off-street parking. Grimwith House is located in the scenic Grimwith Reservoir

Estate and is close to the market town of Grassington and within a short drive of Bolton Abbey and Linton. Other local landmarks include the historic Stump Cross Caverns, Linton Waterfalls & Bolton Abbey. The area is perfect for the keen rambler or sailor for the Yorkshire Dales Sailing Club, as well as being an important area for birds; home to wild fowl such as Eurasian wigeon, teal, greylag and Canada geese. Viewing is highly recommended.

### KEY FEATURES

- Stone-built link-detached house**
- Stunning views**
- Three bedrooms**
- Double French doors to large deck**
- Private garden**
- Off-street parking**







## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

**Local authority:** North Yorkshire County Council

**Council tax band:** E

**No. of bedrooms:** 3



Illustration for identification purposes only, measurements are approximate, not to scale.