



Scale House

Skipton, North Yorkshire, BD23 6ER

Freehold £1,975,000 | Ref: 5444125

KEY HIGHLIGHTS



Stunning period property in Yorkshire Dales National Park



Grade II Listed building dating back to the late 1500's
Trading as a bespoke exclusive use, private hire venue



Blending period elegance and luxury with modern creature comforts



Nine bedrooms, six bathrooms, sitting room, cinema room, games room & sauna



Dining Room, Drawing Room and Morning Room, plus office and snug



Lovely breakfasting kitchen fully equipped with appliances and AGA



5.5 acres of glorious lawned gardens & woodland



South facing patio terrace with hot tub and superb countryside views



Ideally situated between Skipton and Grassington



LOCATION



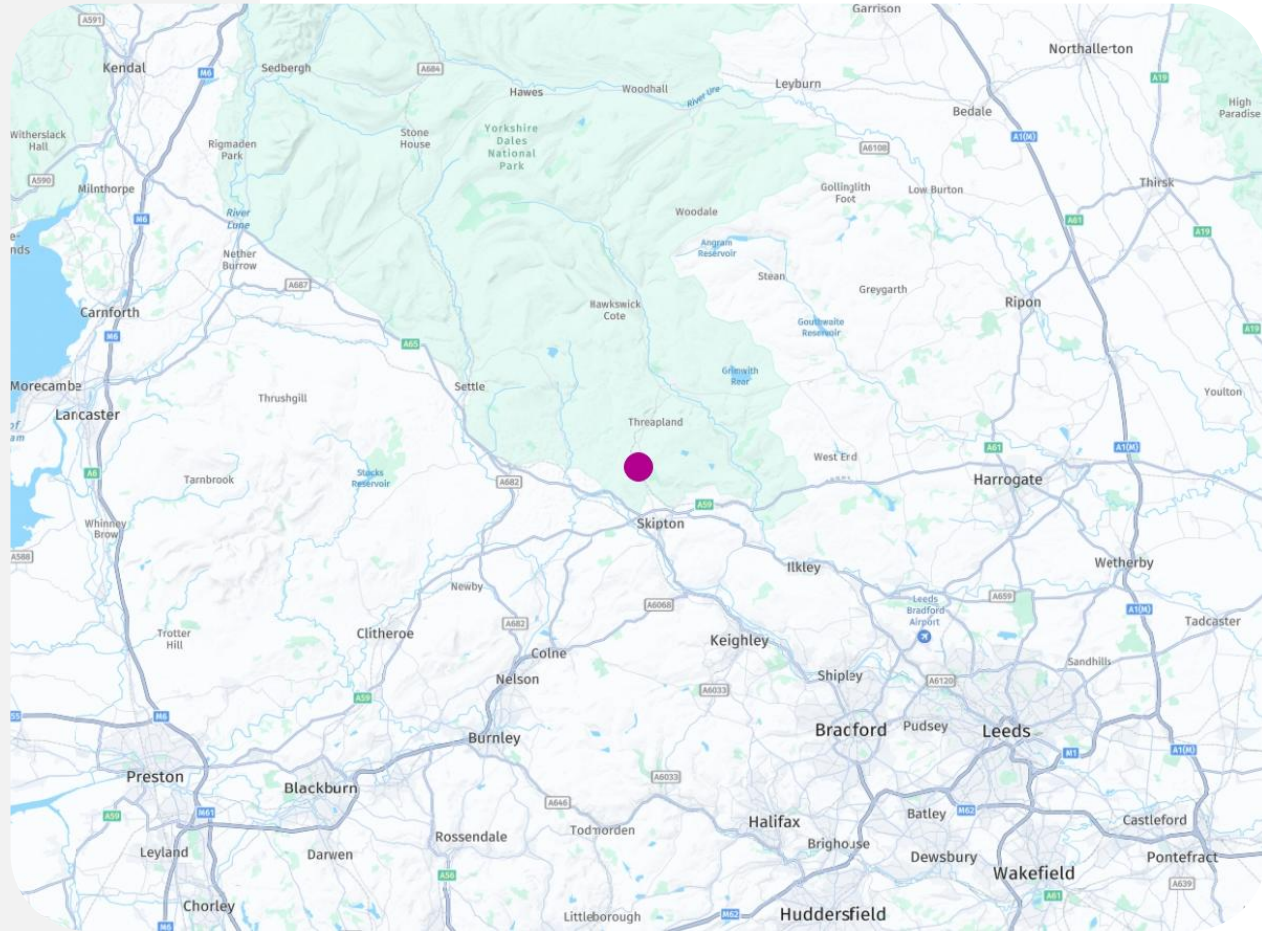
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Scale House nestled within a small enclave of houses on the B6265 close to the village of Rylstone and not far from the highly desirable village of Grassington, one of the largest and most visited destinations within the Yorkshire Dales National Park. Surrounded by some stunning scenery, synonymous with this part of the world, and offering good access to some of the most sought-after towns and villages of the southern Dales, Scale House provides not only a superb location from which to run a leisure and hospitality business but also gives a buyer an opportunity to live a truly idyllic lifestyle in one of the prettiest areas of the UK.

The town of Skipton, with its rich history and bustling market, lies just a few miles away while the regional road network provides good access to many of the major towns including Harrogate, Ilkley, Otley and Burnley.

Further afield the cities of West Yorkshire and the North-West Region, such as Leeds, Bradford and Manchester are all reachable in under an hour.

The M1, M6 and M62 Motorways, and the mainline railway stations, as well as the airports of Manchester and Leeds/Bradford, all help to provide greater access for visitors and help to swell tourism and leisure trade as well as commercial footfall.



SCALE HOUSE - OVERVIEW

Dating back to the 16th Century, the property retains a host of period character and charm, from its outstanding reception hall with a hand carved staircase, huge leaded and stained feature window galleried landing to the wonderful arched stone fireplace within the large dining room. Each room oozes elegance and design flair, thanks largely to the current owners, who have restored the interiors to their former glories while incorporating modern luxuries and creature comforts.

With accommodation over three floors, all rooms are of excellent dimensions and are decorated and furnished in keeping with the heritage of the building as well as offering an air of comfort and luxury.

The reception rooms including The Morning Room and The Drawing Room are sumptuous with open fires and large sofas and overlook the patio terrace and gardens beyond. The kitchen/breakfast room features an AGA, a suite of integrated appliances and a quartz breakfast bar while the master bedroom suite, The Masham, includes a dressing room, shower room, bathroom and even its own balcony with forest and fell views.

For its guest's entertainment and comfort there are a further eight bedrooms, all named after prominent towns of the Yorkshire Dales, five of which are situated on the first floor and two of which are en-suite with three sharing a family bathroom.

For larger gatherings and multi-generational stays, the second floor has a further three bedrooms and two bathrooms and also boasts its own cinema room and sitting room which could also be used as an extra bedroom if needed.

Separate from the house is a large purpose-built games room with gym equipment, sauna, table tennis table and also separately houses the biomass boiler, which generates a grant from Ofgem.





THE ACCOMMODATION

Ground Floor

- Entrance vestibule with cloakroom and WC
- Large reception hall
- Drawing Room and Morning Room
- Office / Library
- Snug
- Kitchen/Breakfast Room with pantry
- Utility Room

First Floor

- Master suite with dressing room, shower room, bathroom and balcony.
- Five bedrooms, two with ensuite and a family bathroom

Second Floor

- Three further bedrooms
- Cinema room and sitting room (option for additional bedroom)
- Two bathrooms







EXTERNAL DETAILS

Scale House sits on an estate of circa 5.5 acres including substantial lawned gardens giving superb countryside and fell views, a smaller but equally pretty rear garden and a lovely, peaceful leafy walk around the periphery of the plot.

A sweeping private driveway leads from the main gate, past the hedged and gravelled ornamental gardens on one side and on the other, private woodland which separates the property from the road.

The gravelled forecourt provides parking for 12-15 cars comfortably and the patio terrace, with its southerly aspect and glorious vista, has plenty of garden furniture and a hot tub, making it a fabulous place for enjoying the sun as well as barbecues, alfresco dining and star gazing.





THE OPPORTUNITY

It is rare for a property of this quality and magnitude to come to the market, especially one which offers a potential buyer, both residential and business options.

As a home, Scale House represents a great opportunity to live in a period luxury property in a National Park environment, surrounded by some of the most stunning scenery and quaint villages that England has to offer. The quality of property and location is also a massive draw for leisure and hospitality trade should a buyer wish to continue with the business which our seller clients have already built.

Indeed, a third option, and one which our clients undertook for several years, would be to live in the house on a part time basis whilst creating an income by leasing to guests while they were away, and hence, enjoying the best of both worlds.



CONTACTS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact



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