

ACCERHILL HALL
Giggleswick



Step out of the hustle and bustle
and into the tranquility of nature,
at Accerhill Hall.





“Your nearest neighbours are sheep...”

Only five minutes from the handsome and historic market town of Settle, seek seclusion and sanctuary at Accerhill Hall. An incredible home, Accerhill Hall has metamorphosed from its 1600s origins to encompass the connecting barn buildings, offering everything a family could need for 21st century living, replete with sauna, cinema, bar, gym and hot tub.

Taking the winding, private road up to Accerhill Hall, immediately the uniqueness of the home asserts itself, as incredible views open up out over Giggleswick and over the tops towards Ingleborough and Pen-y- Ghent. On a clear day, views can reach as far as the Howgills and the Lake District.

Along the tarmac driveway there is ample parking, with a double garage and EVC point.



Steps lead up to the sheltered entrance of Accerhill Hall, where a deep, covered log store on the left is handy in wintertime. A home with a rich history dating back to the 1600s, Accerhill Hall is noted on the first ever map of the area. Retaining so much of its original character in the beams and exposed stone walls, Aga and Belfast sinks, concessions have also been made for modern living, with renovation work undertaken by Giggleswick experts Blaitwaite Developments in 2019. Reroofed in parts, with the addition of Argon-filled windows, a cinema room, sauna and gym, Accerhill Hall is a harmonious home where past and present meet in perfect accord.

Make your way into the boot room, where smart bench seating provides a perching space for the donning and doffing of outerwear. Hang up your coat and turn immediately right, where steps lead down to the gym. A light-filled room (formerly the garage), sliding doors open to an area of decking, currently home to a hot tub, and where superb views reach out over the rolling fields and hills to Ingleborough.

Returning up the stairs, across from a textured slate wall on the right is a sauna room, ideal for unwinding after a workout or a soak in the tub.



Back in the boot room, turn left into the utility room, a fantastically practical space, separate from the main flow of living space and keeping clutter out of sight and out of mind. Furnished with cabinetry that curves into the corners, maximising storage, wooden worktops contain grooved drainage and accommodate an undermounted Belfast sink.



Soak Away
the Day





Step up from the utility room into a spacious and bright garden room, where the vaulted ceiling and skylights add an airiness. Exposed stone and seafoam blue shades from Farrow and Ball, alongside Graham & Green interior design combine classic elegance with modern style whilst a wall of windows brings the outdoors in. Limestone flooring, warmed by underfloor heating, and a large log-burning stove retain the original character of the barn whilst the speaker system and lighting ensure the perfect entertaining ambience.



“The views are incredible; you don’t know which window to look through!”







Rest & Relaxation

Off this garden room, carpeted stairs turn past deep-set windows, leading to a guest suite, private and peaceful and supremely spacious. Low windows draw in the light, with a modern ensuite containing shower, wall mounted vanity unit wash basin and WC.

Back in the garden room, stone steps lead to the inner hall, where zesty shades add a fresh feel to the walls. Practical places here include a cloakroom with wash basin and WC and a well-stocked pantry.



Dine in Style



Crossing the inner hall, steps lead up to the dining room, a room blazing in light, where limestone flooring extends underfoot and windows frame picturesque views out over the countryside and garden. Warmth emanates from both the underfloor heating and log-burning stove, inset within a stone surround.

Beyond the dining room, on the left is the study. Bright rooms are a feature throughout the home, benefitting from the elevated position of Accerhill Hall. With its own attached bathroom ensuite, with shower, wash basin and WC, this could also serve as a sixth bedroom.



“On a weekend it’s great to use the gym, soak in the hot tub and watch a movie in the cinema.”

Steps lead up from an inner hallway into the original cottage element of the home, where rustic beams extend overhead, and a purpose-built bar is set before a large window overlooking the garden. Pour a drink and make your way through an archway to the left into the stunning cinema room, wired for sound and fitted with projector and screen, where the exposed stone wall and modern Farrow and Ball paint combine to create the ultimate entertaining space.





Returning to the main landing, to the right is the second bedroom. Spacious and bright, the high ceiling is embellished by beams with lots of light flowing in through the large side window.

Sweet Slumber

Ahead and right, another set of cream carpeted stairs leads up to a landing off which three bountiful bedrooms are located. Immediately right, an inner landing leads to a well-lit room, currently accommodating a drum kit but ideal as a nursery, dressing room or storeroom. Refreshment awaits ahead, in the contemporary bathroom, where metro tiling features to the walls with patterned tiling in grey and white underfoot. A large walk-in shower accompanies a smart wash basin inset upon a solid wood vanity dresser, and a WC.





“It’s a good party house,
perfect for teenagers and
adults alike.”



Next door, bedroom three also features a high ceiling and beams, with ample space for a double bed and wardrobes. Bedroom four awaits next door, with a cosy cottage feel from the sloping ceiling and low cottage window. A large Velux above adds further daylight, with space for two single beds.

Back on the ground floor, sneak a peek to the right, where a door leads to a delectable wine cellar. Alternatively, continue ahead into the second kitchen. Part of the original cottage, idyllic views extend over the garden and countryside. An Esse Ironheart wood-burner sits before a white metro tiled wall, with a Belfast sink undermounted within the smooth white worktops. With ample space for a breakfast table, exposed stone lies within an archway leading through to the snug lounge, another wood-burning stove is inset within an original stone fireplace.



Such a versatile home, consider the potential to separate the original cottage and barn to create annex accommodation, perhaps for relatives or even as income from Airbnb.

Feast your eyes



Retracing your steps to the dining room, a door leads off, leading to a storage room on the left and on the right to an elevated dining area, bathed in natural light and with fantastic views over the patio and fields. With beams above, step down from the dining area into the main kitchen, with terracotta tiles underfoot, and a large cream Aga inset within an inglenook. Fitted cabinets and drawers provide plenty of storage, whilst appliances include a dishwasher and fridge-freezer.





A Toasty Treat

Emanating cosy comfort is the snug next door, where exposed stone and beams add a country vibe, countered by the deep blue Farrow and Ball walls. A large inglenook fireplace houses a log-burning stove, ensuring warmth and welcome. As throughout the home, impressive views extend over the countryside.





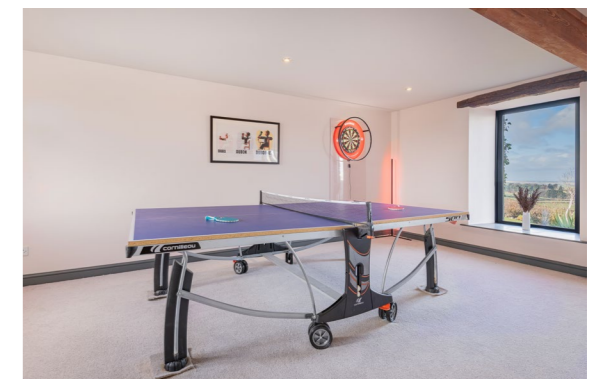
“It’s so dark we don’t bother with curtains in the bedroom; we just wake up to the views. It’s so quiet and peaceful at night; there’s no artificial light outside, and the stars are amazing.”



Finally, back in the zesty orange inner hall, stairs lead up to the left, where to the left again lies the master bedroom. A sizeable room, fall asleep to starlit views in the clear skies surrounding Accerhill Hall. An archway leads to a luxurious ensuite featuring large wet room shower with wall mounted dual tap wash basin with alcove mirror inset above. To the right of the ensuite is a walk-in wardrobe. Ahead from the ensuite is a private WC, tucked away to the rear.



A future proofed home, four log-burning stoves ensure warmth throughout, alongside the wood-fired stove in the second kitchen. Accerhill Hall also sources and filters lovely fresh water from a borehole and is furnished with solar panels.



Family & Friends

Back on the landing, ascend the stairs once again to reach the room friends of the current owners christened the “Sky Lounge”, currently used as a Games room, where windows to both sides capture spectacular, elevated views out over the fields and fells. Storage is in plentiful supply throughout the home, with loft space above this upstairs lounge, also within the eaves from the master suite.

Outside, soak up the sunshine throughout the day in the large garden that runs around the home. Admire breath-taking views over Ingleborough, Pen-y-Ghent, the Howgills and the Lake District in perfect privacy.

An enclosed, walled garden runs along the side, where beyond, estate fencing blurs the boundaries between the garden and countryside. A large, attached storage building contains the water filtration system and also houses the ride-on mower, perfect for keeping the levelled-out football pitch in match-fit condition.

To the rear of the home is a large garden, fringed by a range of trees. No matter the time of year, the foliage and flowers ensure a constant show of colour, with snow drops, daffodils and a fringe of iris around the pond. The perfect garden for an Easter egg hunt, a soak in the hot tub or a glass of fizz on the patio, Accerhill Hall is as enthralling outdoors as it is within..



“You feel like you’re on top of the world.”





“I always wanted to live somewhere with walks from the door.”

Perhaps the finest attribute of Accerhill Hall is its location; secluded yet not isolated, enjoy the peace and privacy of its elevated rural setting, with panoramic views over the countryside, with all the amenities you need within a five-minute drive.

Roughly five-to-ten minutes' drive away is the renowned Giggleswick independent school, whilst in the nearby villages and towns there are a number of local primary and secondary schools rated Outstanding.

Pick up all your shopping from the local Booths supermarket in Settle, only five minutes from home. The Courtyard Dairy is also close by, priding itself on 'championing small independent farmers' and stocking a range of artisan cheeses.

Walks abound from the doorstep, ranging from two-or-three-mile ambles to seven-mile circuits depending on what you are in the mood for. Upon your return, kick off your boots and soothe your aches in the hot tub...glass of fizz optional.

In nearby Austwick, enjoy a walk and a pint in the Game Cock pub, or for an evening of fine dining, book into the Traddock.

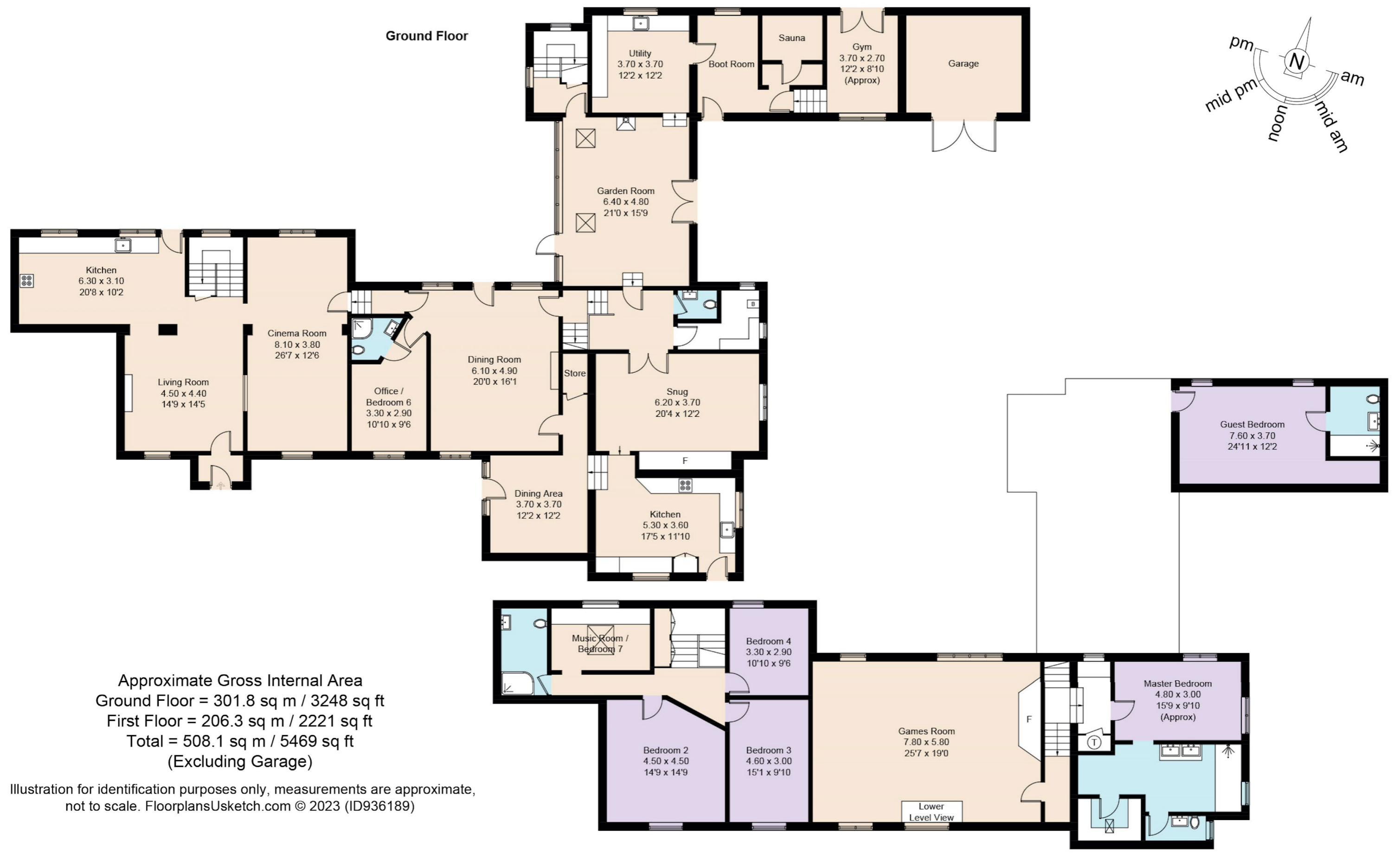
Whether you choose to work from home or abroad, commuting is convenient, with indirect train links from nearby Giggleswick Station connecting you to London. The A65 is nearby, with links to Skipton (30 minutes away) and on into Harrogate or Leeds.

Heading north, Kendal is around a 40-minute drive away, with easy access on into the Lake District.

Family friendly, ideal for those who love to host and entertain and built for those who enjoy the outdoors, Accerhill Hall is a home that comes to life when full of laughter. Peaceful, safe, fun, and quirky, Accerhill Hall is a characterful home with all the essential amenities and transport links nearby.



Ground Floor



Approximate Gross Internal Area
 Ground Floor = 301.8 sq m / 3248 sq ft
 First Floor = 206.3 sq m / 2221 sq ft
 Total = 508.1 sq m / 5469 sq ft
 (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID936189)

ASK THE OWNERS: Where do I go when I need...



A gym:
In your own home!



School:
Giggleswick School



Chemist:
In Settle



Milk:
Booths in Settle



Dinner:
The Traddock in Austwick



A walk:
There are numerous walks on the
doorstep



Cinema:
In your home – with its own bar

Finer Details

Home:

- 1600s build, with 2000s barn conversion attached
- Not listed
- Freehold
- 5 bedrooms
- Recently renovated
- Gym and sauna
- New windows 2020
- Services
- Mains electricity
- Private borehole water supply
- Private septic tank
- Oil central heating
- B4RN wifi
- Solar panels installed
- Electric car charging point

Grounds:

- Area of Outstanding Natural Beauty (AONB)
- Stunning views of Ingleborough, Pen-y-ghent, Howgills and the Lake District
- Sun all day
- Large garden, running around the house
- Garage
- Barn attached

Location:

- Yorkshire Dales
- Fantastic spot for walking, biking, running and hiking
- Two fantastic secondary schools nearby
- Giggleswick Independent School
- Settle College
- Two Primary Schools nearby; Giggleswick Primary and Settle Primary
- Two railway stations very close by, Settle and Giggleswick, with direct links to Leeds and Lancaster
- 5 miles away from traditional market town of Settle

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

ACCERHILL HALL

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Accerhill Hall, Giggleswick, BD24 0DX

Directions: Follow the A65 from Skipton, cross the roundabout at Settle and take the left after Giggleswick station entrance, towards Eldroth. Head straight across two sets of crossroads onto Stackhouse Lane. Continue on Stackhouse Lane, which only leads to Accerhill Hall.



WHAT3WORDS: depends.highly.indicates

To view Accerhill Hall

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