

WARM WELCOME



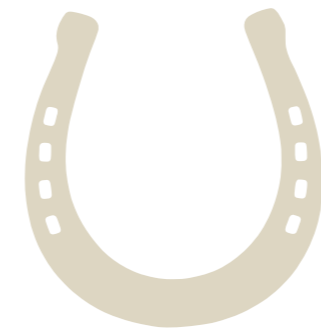
Presenting Capon Hall, a five-bedroom detached versatile home with separate two-bedroom annexe all set in seven acres of uninterrupted garden and grazing land, in the Yorkshire Dales.

Capon Hall was formerly part of the Fountains Abbey Estate and is said to have dated back to the 11th Century, where once a wooden structure it has since evolved to become the stone building you see today.



The current owners have, over the past 20 years, sympathetically restored the home, keeping as many original features as possible and harmoniously blending them with modern fixtures and fittings.

Create dream country living with Capon Hall, that is filled with possibilities, both inside and out. Arrive at the home via a private drive that takes you onto an expansive block paved area that leads round to the back of the home allowing for unlimited parking. To the front of the home stop and admire the incredible panoramic views before making your way into the entrance, an ideal place to doff your shoes and hang up your macs.



A TOASTY TREAT

The entrance porch leads into a large ceramic-tiled central hallway providing convenient access to the main living spaces.

Take the glazed double doors, on the left, into the dining room. A most versatile and spacious room that could double up as a snug with sofas to the far end set round the exposed brick feature fireplace. A true Christmas room where tinsel can sparkle and family can gather, opening presents and gorging on a feast at the large dining table. To the back of this room discover a door that leads to a further utility room and office space, and stairs lead up to a workshop and double garage.





WHERE DREAMS ARE MADE

Across the hall sits the homely kitchen-diner. Farmhouse style, contemporary upper and lower cabinets create plenty of storage for cooking supplies, china and glassware finished with a cream work surface for all your preparation needs. A central island allows for a sink and gas hob whilst the bright red Aga stands proudly adding extra heat and a splash of colour to the room. You will be creating quite a feast in here for family and guests.

There is bountiful storage in the kitchen but if you need more, then look no further than the large pantry which can house numerous tins and packets and in addition, just off the kitchen is a utility room and convenient access to a downstairs loo.



UNIQUELY YOURS

The last room on the ground floor is the living room, found through glazed french doors that open up into an impressive yet cosy space. Continuing the warm and homely feel of the home stands a show-stopping Inglenook fireplace taking centre stage surrounded by comfy sofas where you and the family can snuggle down and enjoy your favourite movie by the multi-fuel stove. Take a closer look and spot the original bread ovens inside the Inglenook.

Retrace your steps to the hallway and ascend the stairs, passing the exposed brick cubbyhole, to the sleeping quarters.



SUBTLE LUXURY

Mirroring the downstairs the upstairs rooms also lead from a generous central landing.

To the left a spacious double room with two built-in cupboards allowing for plenty of hanging space, find a contemporary en-suite bathroom set into the eaves. Sneak a peek out of the large window and catch the majestic fell views in the distance.

Refresh and revive in the adjacent family bathroom, also ideally located off the landing for the use of guests and the other bedrooms. Complete with two vanity units, towel storage, large corner bath and WC, with such a large room it is easy for you to put your own stamp on it.

The master suite, with dual aspect show-stopping views of nearby Malham Tarn is a joy to wake up to every day. Exposed beams adorn the ceiling and one wall is fitted with built-in mirrored storage, reflecting the light back into the captivating room. Discover another en-suite bathroom fitted cleverly into a small space.





A further two bedrooms lend themselves to a multitude of uses – bedroom, studio, office, playroom, whatever you need.

Bedroom three, at the end of the corridor, again benefits from a modern en-suite shower room but also has access down into a workshop and out into the garage. Potentially this could become a separate wing to the home, perhaps a hangout for a teenager to call their own.

Capon Hall really is the epitome of rural living with period features, spacious rooms and everything you need close at hand.



MORE TO EXPLORE

“
I feel quite lucky waking up in here and watching some wonderful sunrises!
”

FEAST YOUR EYES

This detached annexe, converted from a barn in 2001, would suit multigenerational family life or with the correct planning permission, has the possibility to become a holiday let.

Downstairs find a spacious lounge with feature fireplace, ideal to hunker down and warm up after a day in the fells. Note the deep slate window sills giving aspects out to the incredible views. Adjacent to this is a handy WC and space to hang coats before entering into the kitchen.

Upper and lower farmhouse style cabinetry provides plenty of storage and there is ample space for all the necessary mod cons. Ascend the stairs in the kitchen to the first floor and straight into the main bedroom where exposed beams give nods to its origins and Velux windows allow the natural light to flood in. An external door takes you down to the driveway. Off the bedroom find a further double as well as a large family bathroom with separate bath and shower.



ENCHANTING

Outside, the unbroken panoramic views over the surrounding fields and hills allow for spectacular sunrises and sunsets. The rear of Capon Hall offers sheltered opportunities to enjoy alfresco dinners and entertaining on the paved patio. The spacious wraparound block paved driveway creates plenty of room for parking but also a grand space to spend large celebrations, looking out over the majestic countryside.

Sloping down, and wrapping round the driveway, discover daffodils, snowdrops and bluebells sprouting through the mature shrubs and bushes bordering the expansive formal lawn where trees provide dappled shade and a stream feeds a pond for geese and visiting ducks to enjoy. Perhaps you want to get stuck in and create a vegetable patch and polytunnel to embark on your rural journey. With so much land you will be spoilt for location.



Much of the 7 acres, separated from the more formal garden by drystone walling, lends itself to livestock grazing, perhaps good paddock land for ponies and horses. With such an acreage and it being so full of potential you really can put your thinking cap on and create a garden and rural life of dreams.

Two large agricultural barns, both with vehicular access, power and access to water, with the larger of the two, once used to house classic cars and benefiting from a service lift, are now ripe for a new lease of life. With a great deal of versatility and options, the outbuildings and barns could make ideal places to house livestock, or other agricultural use, workshops, office space, or storage for work, gardening and sporting gear.

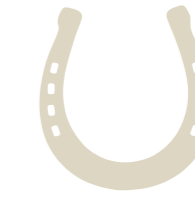




OUT & ABOUT

Capon Hall is in an ideal location with good links to local amenities as well as walks and attractions. From the home you can walk to the beautiful Malham Tarn in well under 45 minutes, drive to Settle in 15 minutes and drive to Skipton in 30 minutes, with an excellent train service to London. And all the while experiencing an idyllic rural countryside life.

Visit the vibrant market town of Settle boasting shops, cafés, supermarkets, pubs, museum, town hall, annual events, park, schools, doctor, dentist, vet, railway station, church and of course weekly markets where you can pick up local produce. Joining a club or starting a new hobby will be effortless with the numerous activities on offer: swimming, cricket, walking, and cycling as well as the WI, scouting organisation, and dance school.



After a walk in the dales, enjoy classic pub grub and a local ale by the fire in the Lister Arms situated in the heart of nearby Malham. Set on the Pennine Way, Malham is a popular village for locals and tourists. Benefiting from a small convenience store, village hall, cafés and restaurants, you won't have to travel far for the essentials.

Why not take a short journey to the likes of Malham Cove, Gordale Scar or Janet's Foss Waterfall all within minutes from the home and a must for children and adults alike.

Situated 20 minutes from the A65, Capon Hall is the ideal location to explore, or commute, to the rest of the country. Enjoy the hustle and bustle of Harrogate to the east, to the west discover the shores of Morecambe Bay, to the south the busy city of Manchester and the Lake District to the north.

“
We love the fact
that we have such
wonderful rural
attractions on our
doorstep, but also
can easily access places
much further afield.
”

ASK THE OWNERS

WHERE DO YOU GO WHEN YOU NEED...



Train station?

Skipton and Settle both have direct links to London.



School?

Excellent schools, for example Ermysted's Grammar School and Skipton Girls High School, and Giggleswick School which is an independent day and boarding school.



The big shop?

Settle has everything you need, but Skipton has larger supermarkets and a wider range of shops.



Walk?

So many to choose from, but for example from the home you can walk directly to Malham Tarn. It's idyllic.



A special night out?

Coniston Hotel Country Estate and Spa. Angel at Hetton, Michelin Star restaurant.



Meal out?

Listers in Malham – good quality pub food in comfortable surroundings. Beck Hall – now completely plant-based – is an excellent choice.

FINER DETAILS

Home:

- Oozing character
- Dates back as far as 1100s
- 5 bedroom home with 2 bed annexe
- Private parking for plenty of cars
- Incredible views
- 25-minute drive into the bustling town of Skipton

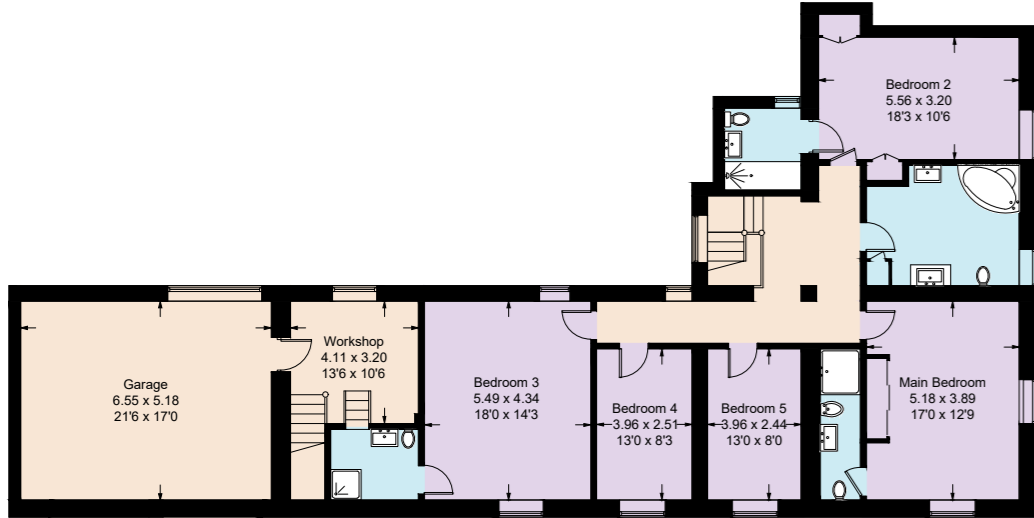
Services:

- Mains electricity
- Private bore hole supply
- Private septic tank – Klargestor system
- Oil central heating
- Freehold
- ‘Boundless’ internet and good phone coverage with Vodafone and Voxi

Grounds and Location:

- Large garden
- 2 large outbuildings
- Pond
- 7 acres of land
- Yorkshire Dales
- Malham Cove was used as a filming location in Harry Potter and the Deathly Hallows
- Fantastic spot for walking, biking, running and hiking
- Fantastic schools nearby – Skipton/Settle direction
- Giggleswick independent school

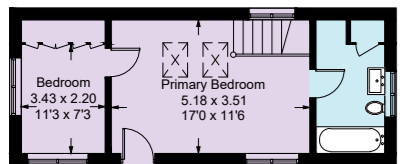
First Floor



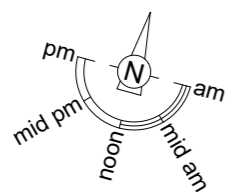
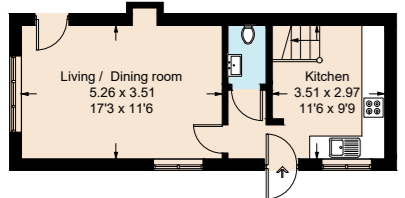
Ground Floor



Annexe First Floor



(Not Shown In Actual Location / Orientation)
Annexe Ground Floor

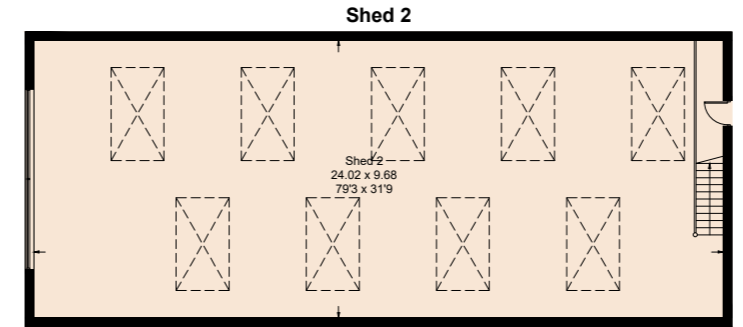


Approximate Gross Internal Area
 Ground Floor = 194.5 sq m / 2093 sq ft
 First Floor = 186.0 sq m / 2002 sq ft
 Annexe Ground Floor = 33.8 sq m / 364 sq ft
 Annexe First Floor = 33.4 sq m / 359 sq ft
 Shed 1 = 412.8 sq m / 4443 sq ft
 Shed 2 = 233.9 sq m / 2518 sq ft
 Total = 1094.4 sq m / 11779 sq ft

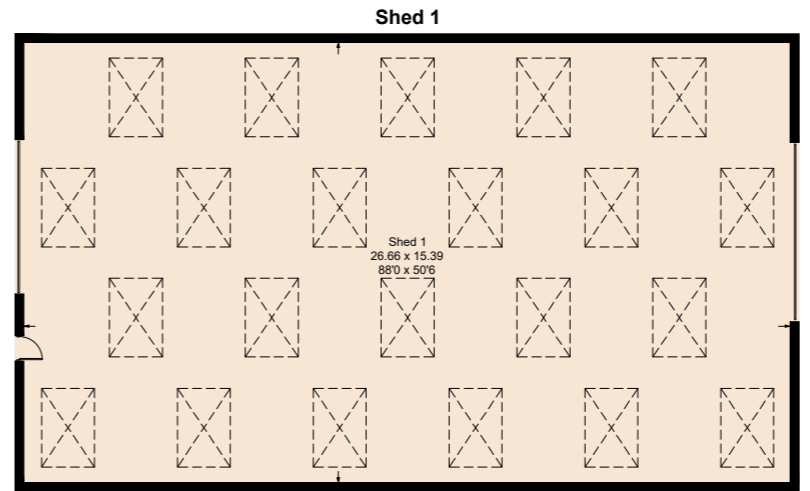
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1051580)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)





Capon Hall, Malham Moor, Settle, BD24 9PR

Directions: From Settle, go through the village of Langcliffe, up the hill and continue on this road, ignoring the turning on the left back to Stainforth. The house will appear on the left immediately after the drive to Capon Hall Cottage. From Malham centre, take the left fork, passing the Buck on the left; go up the hill passing the Cove on your right. At the crossroads turn left, and having passed Limestones Farm bear left, and the house will be seen on the right. 'Capon Hall' is set into the wall at the end of the drive.



WHAT3WORDS: [streetcar.song.housework](https://www.what3words.com/streetcar.song.housework)