



Flasby, Yorkshire Dales, North Yorkshire, BD23 3PU

£899,950

Exceptional Yorkshire Dales lifestyle residence. 1 acre grounds (including woodland and paddock). 3,500sqft accommodation. Now in need of modernisation, with options and huge potential.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this substantial and unique Yorkshire Dales lifestyle residence, boasting 1 acre grounds. Situated in this highly desirable rural hamlet, with amenities just a few minutes drive away. This detached and characterful home features: Generous room sizes, exposed beams, thick walls, attractive views, versatile layout options, plentiful natural daylight, log burners, oil fired heating and superb potential to modernise and create your dream home. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, size, grounds, lifestyle options, potential and value. The house has a private water supply, shared with neighbouring properties (see 'Agent's Notes' below for further details).

PROPERTY SUMMARY

The very versatile accommodation currently includes 4 / 5 bedrooms, 4 reception rooms and 3 bathrooms. There is scope to reconfigure the layout, for example to create annexe or a holiday let accommodation. There is also great potential to extend to the rear, to create an exceptional open-plan living space. Externally, the grounds extend to 1 acre, including a large courtyard parking area with stable, lawns, seating areas, woodland, outbuildings, and a paddock.

LOCATION

This highly desirable Yorkshire Dales location is just a short distance from Gargrave, and offers convenient access to the many beautiful attractions, stunning scenery and walks within the treasured Yorkshire Dales national park, whilst being convenient for transport links and facilities. Gargrave, Malham and Grassington are easily accessible and provide a wide array of amenities. The larger towns of Skipton, Settle, Ilkley and Harrogate are also within easy reach, offering a comprehensive further choice of shops, restaurants, bars and tourist attractions. This beautiful and accessible part of the Dales is an ideal base for those keen to explore the exquisite countryside and attractions. There are also excellent transport links within easy reach, with railway stations nearby at Gargrave and Skipton. The A65 also provides easy access to Skipton, Ilkley, Leeds, Harrogate, Settle and The Lake District.

DIRECTIONS

Sat Nav location: BD23 3PU.

GROUND FLOOR

Front door, plus multiple rear entrance door options.

Lounge 34' 0" x 18' 3" (10.36m x 5.56m) overall.

An opulently sized main living space, with feature fireplace, 4 front windows and wide main staircase.

Dining Room 23' 7" x 12' 3" (7.18m x 3.73m)

Central formal dining room (previously the kitchen), ideal for large dinner parties. Range cooker still in situ.

Kitchen 22' 8" x 9' 8" (6.90m x 2.94m)

Fitted 'farmhouse style' kitchen with Belfast sink and large range cooker. Open plan into:

Garden Room 24' 5" x 9' 3" (7.44m x 2.82m)

A bright and versatile space, ideal for seating and dining, with French doors onto the rear gardens.

Studio 23' 10" x 18' 0" (7.26m x 5.48m)

This expansive area is ideal for multiple uses. Log burner and spiral staircase.

Reception Room 17' 10" x 8' 10" (5.43m x 2.69m)

Ideal as a formal reception hall, or home office.

Utility & Shower Room

Accessed off the kitchen. Utility room, leading to a separate shower room.



FIRST FLOOR 19' 0" x 18' 5" (5.79m x 5.61m) overall.
A most impressive galleried landing with exposed roof truss timbers and front and rear windows. French doors onto the rear flat roof/'balcony' area.

Bedroom One + En-Suite 14' 11" x 11' 7" (4.54m x 3.53m) +en-suite.
Main double bedroom with stylish en-suite, featuring a free-standing bath, twin sinks and large walk-in shower.

Bedroom Two 18' 2" x 10' 6" (5.53m x 3.20m)
Double bedroom with rear window. Additional entrance door with external steps to the parking area.

Bedroom Three 12' 2" x 11' 11" (3.71m x 3.63m)
Double bedroom with rear window and French doors to the rear flat roof/'balcony' area.

Bedroom Four 14' 10" x 10' 7" (4.52m x 3.22m) max.
Double bedroom with front and side windows and fitted cupboards.

Office/Occasional Bedroom 12' 2" x 10' 10" (3.71m x 3.30m)
Another useful and versatile space, connecting the 2 landing areas.

Bathroom 14' 1" x 7' 1" (4.29m x 2.16m)
Free-standing bath suite and separate shower cubicle.





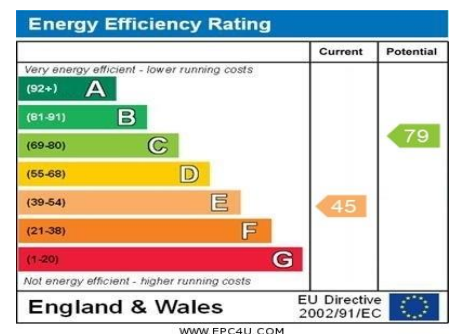
OUTSIDE

The grounds are approximately 1 acre: Along the wide frontage of the property are low maintenance gardens. A gated side driveway leads to the large, gravelled parking area, where there is currently a timber stable. Ample room for garaging, or even further buildings (STPP). The impressive rear grounds include a paddock (approx. 0.3 acres, with stone wall and fence boundaries) and the remainder being family sized gardens with lawn, woodland pathways and some useful outbuildings. The grounds are stocked with a range of impressive, mature specimen trees (being formerly the arboretum for Flasby Hall). Immediately to the rear of the house are more formal gardens, with extensive paved seating areas, ideal for entertaining.

AGENT'S NOTES

WATER: The house has an established, private bore hole water supply, which is shared with 4 other neighbouring properties. The bore hole, pump and filter plant room are within the grounds of this property. The water quality is very good, is regularly tested (by Craven Council), and has previously been tested to commercial standards (higher than residential), from when the house was previously used as a holiday let. The water plant has a separate, shared power supply, with costs currently equating to approx. £26 per month. Water testing costs in the region of £20 per year (costs per property). The other users of the water supply have a right of access to the plant room, via a pathway accessed from the back lane at the bottom corner of the garden – therefore, having little impact on privacy. **SEPTIC TANK:** The house also uses a shared septic tank (in the grounds of the neighbouring property). A benefit of having private water and septic facilities is that there are no water rates to pay.

Tenure: Freehold.
Council Tax Band: G.



These details were prepared / amended on: 17/09/2025

AGENT'S STANDARD DISCLAIMER

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