



Staney Gill House & Highgate Modesty, Gunnerside, North Yorkshire,  
DL11 6LB

Offers over £600,000



# Staney Gill House & Highgate Modesty, Gunnerside, North Yorkshire, DL11 6LB

FABULOUS SETTING & STUNNING VIEWS - A UNIQUE 'work-life balance' OPPORTUNITY. 2 Detached PROPERTIES For Sale with No Onward Chain. Detached Staney Gill House with 3 Staircases, up to 4/5 good Double Bedrooms, 3 Bath/Shower Rooms & separate WC AND, Detached Highgate House with Large Joiners' WORKSHOP & 1-Bedroom first floor APARTMENT. Lots of Character, much work to be done but the makings of a SUPERB HOME etc. with Flexible Living & Annex Accommodation:

\*\*\*HOUSE: 3 Reception Rooms, Kitchen, up to 5 Double Bedrooms & 3 Bath/Shower rooms

\*\*\*APARTMENT: 5.18m living Room, Double Bedroom & Bath/Shower Room

\*\*\*WORKSHOP etc: 3 Work Areas - about 40sqm (430sqft) & Store.

Lovely South Facing Gardens with AMAZING views over the surrounding countryside & the fells.

## PORCH

**SITTING ROOM (GREAT VIEWS) 9.45m max (8.10m) x 4.08m narrowing to 3.15m (31'0" max (26'6") x 13'4" narrowing to 10'4")**

Staircase to first floor with alcove-cupboard under. Pine flooring & exposed stone features, stone fireplace with multi-fuel stove. Windows to the side & front with fabulous views over the Dale & village. French doors to:

**CONSERVATORY (GREAT VIEWS) 2.09m x 1.45m (6'10" x 4'9")**

**LOG & COAL STORE 2.30m x 2.29m (7'6" x 7'6")**

**UTILITY & WC 4.45m x 1.26m max overall (14'7" x 4'1" max overall)**

Trianco Eurostar oil boiler, Belfast sink & window to rear.

**KITCHEN (GREAT VIEWS) 4.22m x 3.56m (13'10" x 11'8")**

Stone flagged floor, beamed ceiling & exposed ceiling timbers. Fitted units with worktops & sink, electric oven/grill & hob, & plumbing for dishwasher. 2 windows to the front with lovely views.

**DINING ROOM (GREAT VIEWS) 4.59m x 4.17m (15'0" x 13'8")**

Stone flagged floor, beamed ceiling & exposed ceiling timbers. Stone surround inglenook fireplace with 'J Flint' cast iron range & bread oven. Original stone staircase to first floor. 3 windows to the front with great views.

**SNUG 4.11m x 3.60m (13'5" x 11'9")**

Cast iron spiral staircase & beamed ceiling. Window & door to front.

## FIRST FLOOR LANDING

**UTILITY/STORE ROOM 2.84m x 1.57m (9'3" x 5'1")**

Stainless steel sink & nook, window & door to rear.

**'House' BATHROOM 3.00m x 1.33m (9'10" x 4'4")**

Panelled bath, washbasin & WC. Window to rear.

**Separate WC 1.42m x 1.33m (4'7" x 4'4")**

WC & window to rear.

**BEDROOM 1 (GREAT VIEWS) 4.78m x 3.26m (15'8" x 10'8")**

Built-in cupboard with hot-water cylinder & wardrobes. Windows to the side & front with fabulous views over the Dale & village.

**EN SUITE 1.93m max x 1.82m max (6'3" max x 5'11" max)**

Shower cubicle, washbasin & WC. Window to side.

**BEDROOM 2 (GREAT VIEWS) 4.20m max x 3.28m (13'9" max x 10'9")**

Window to the side with fabulous views.

**BEDROOM 3 (GREAT VIEWS) 4.27m x 3.66m (14'0" x 12'0")**

Feature cast fireplace, nook & window to front with fabulous views. (Door to Games Room)

**EN SUITE 2.68m x 1.54m max (8'9" x 5'0" max)**

Panelled bath, washbasin & WC. Window to rear.

**GAMES ROOM etc (GREAT VIEWS) 4.85m x 4.27m (15'10" x 14'0")**

Original stone staircase, vaulted truss beam ceiling & Pine flooring. Window to front.

**STUDIO (GREAT VIEWS) 4.24m x 3.66m min (13'10" x 12'0" min)**

Cast iron spiral staircase, nook, 2 windows to front & glazed doors with side screens to:

**SUN ROOM (GREAT VIEWS) 3.12m x 2.00m (10'2" x 6'6")**

Tiled floor, light & power.

## Ground Floor JOINER'S WORKSHOP

**STORE ROOM 3.73m x 3.28m (12'2" x 10'9")**

Situated beneath the property & accessed via steps up from the roadside. Vaulted with cobble & stone flagged floor, light point, door & window to front.

## Front PORCH

**ROOM 1 (GREAT VIEWS) 4.73m x 4.03m (15'6" x 13'2")**

2.45m/8'0" minimum ceiling height, strip-lighting & power. Windows to front & rear.

**ROOM 2 (GREAT VIEWS) 4.07m x 3.11m (13'4" x 10'2")**

Nook & windows to front, side & rear.

**STORE 2.56m x 2.41m (8'4" x 7'10")**

Cold-water tap, strip-lighting & power.

## First Floor APARTMENT

**Rear HALL 2.37m x 1.33m (7'9" x 4'4")**

Staircase with under-storage. Window to rear.

**Open-plan LIVING SPACE (GREAT VIEWS) 5.19m x 4.08m (17'0" x 13'4")**

Vaulted truss beam ceiling multi-fuel stove. Kitchenette area with worktop, stainless steel sink, electric oven & 2-ring hob, & integrated fridge. Windows to front & rear with fine views.

**BEDROOM 4.00m x 3.12m (13'1" x 10'2")**

Fitted wardrobes, nook & windows to rear front & rear with lovely views.

**BATH/SHOWER ROOM 2.07m x 1.89m (6'9" x 6'2")**

Panelled bath with Triton electric shower over, washbasin & WC. Window to front.

## OUTSIDE

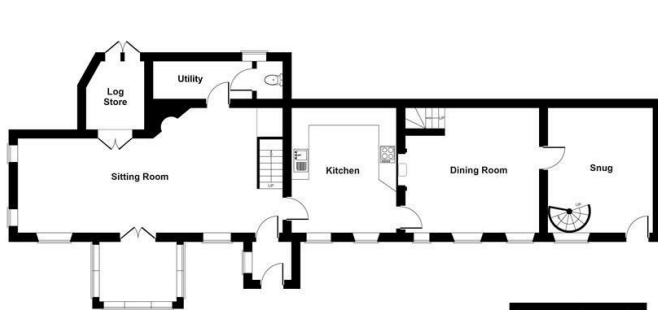
There are lovely enclosed SOUTH facing cottage gardens fronting Staney Gill House & to the side of Highgate House. A front grassed area providing parking & private patio areas with breathtaking views – AMAZING.

## NOTES

- (1) Council Tax Bands: Staney Gill: G & Highgate: E
- (2) Oil & Electric heating
- (3) Mains Water, Electricity & Drainage.
- (4) EPCs: Staney Gill: F & Highgate: G



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FIRST FLOOR



WORKSHOP(GROUND FLOOR)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements, walls, doors, windows, fittings and appliances, their size and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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FIRST FLOOR

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>34</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC 

