



Staney Gill & Highgate Modesty, Gunnerside, North Yorkshire, DL11 6LB
Offers over £550,000



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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 aspect 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

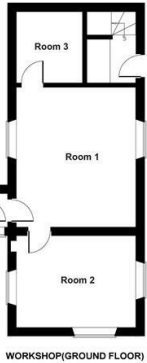
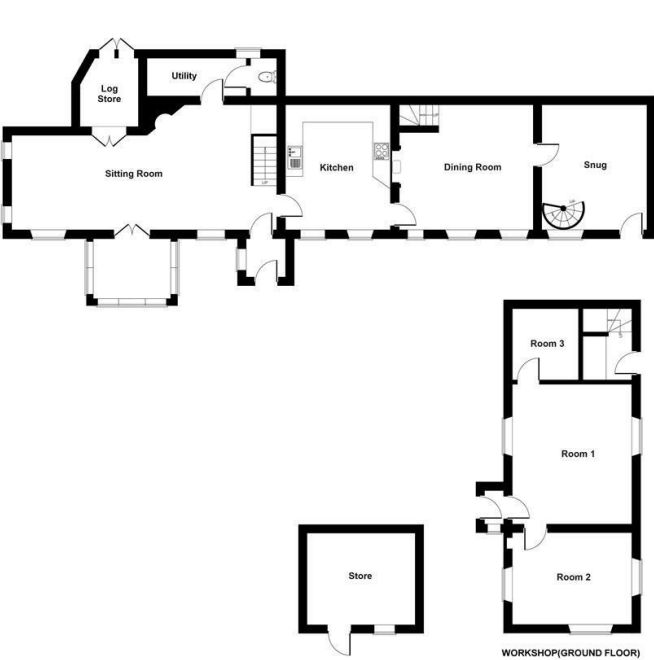
There are lovely enclosed SOUTH facing cottage gardens fronting Staney Gill House & to the side of Highgate House. The front grassed area being common ground & private patio areas with breathtaking views – AMAZING.

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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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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