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EXCLUSIVE

Gargrave House, Gargrave. Skipton
Offers In Excess Of £330,000
Property Images



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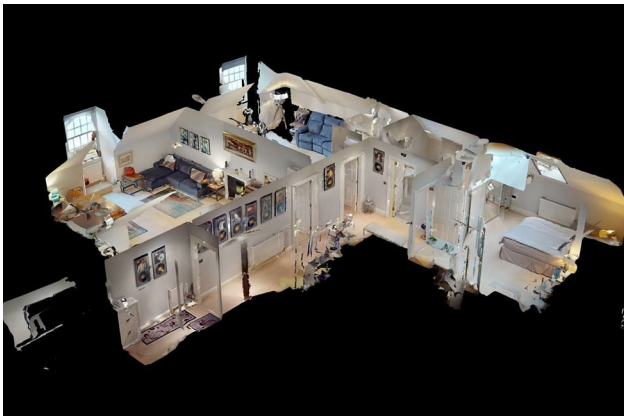
Property Images



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Summary

Gargrave House has to be one of the finest country houses in the Yorkshire Dales. Constructed in 1917 by well renowned Scottish architect James Dunn, and overlooking 4 acres of parkland. This listed building has been sympathetically converted to high standards of finish by a well regarded local developer, to form 12 unique and exclusive apartments, incorporating all the features of this fine period house, with modern facilities and fittings.

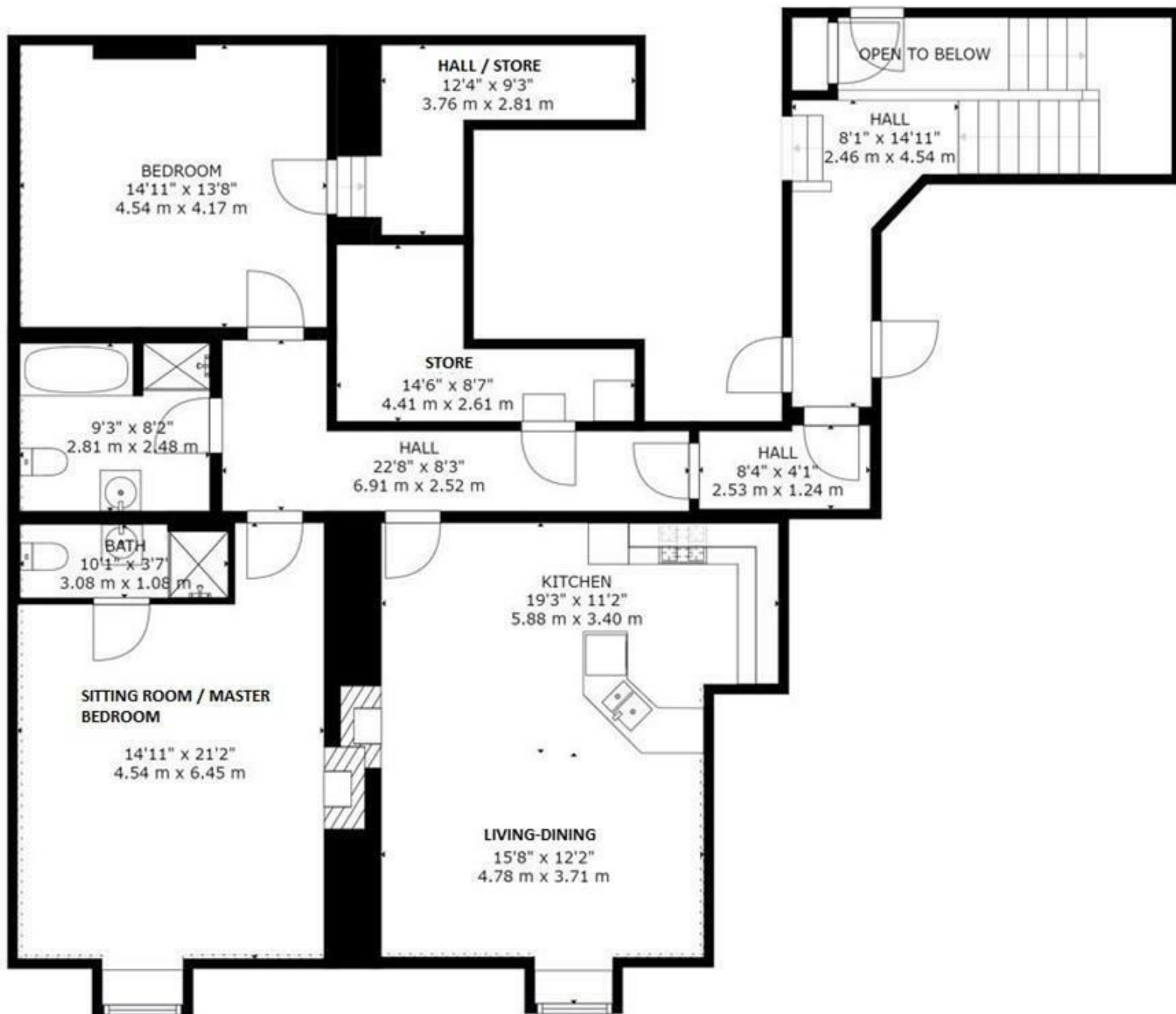
An impressive Portico leads from the graveled forecourt, gardens and parking into an entrance lounge and in turn to the grand reception hall with magnificent staircase. A lift is available to the second floor.

The apartment is situated on the third floor and is accessed by a grand staircase with stunning atrium. A lift rises to the floor below with a short flight of stairs to the actual apartment. At circa 1200 square feet, this is a spacious penthouse and offers versatile living space with some pleasant views over the park, 2 large bedrooms, 2 bathrooms, a living - dining - kitchen and some very useful storage areas. Also Fitted with secondary glazing.

NO FORWARD CHAIN

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Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 82 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales

EU Directive 2002/91/EC



An entrance lobby with space for hanging coats and storing boots, and with alarm panel, leads into the main entrance hall with a large walk-in store / drying room off, and a video entry phone unit.

A very spacious living-dining-kitchen features one of the original house fire places (not commissioned), and has plenty of space for a dining suite and sofa / television area, and with window delightful views. The modern fitted kitchen has a full compliment of integrated appliances including a dishwasher, microwave-oven, 4 ring gas hob, fan oven, fridge, freezer and washer-dryer. Finished in a shaker style with granite worktops and under-pelmet lighting.

The principal bedroom is currently set up as a second spacious reception room, again with pleasant views, original fireplace (not commissioned) and with plenty of space for sofas, chairs and furniture. Having a modern Mediterranean style shower room with tiled floor and walls, WC, washbasin, illuminated mirror fronted cabinet, and a shower enclosure.

Bedroom 2 is currently used as the main bedroom, and is again of excellent proportions. Having a Velux window with remotely controlled blind, and a unique and attractive atrium window (with night blind), bringing in vast amounts of natural light. There is a second hallway leading out of this bedroom to the communal landing and staircase. This space is currently used as a further storeroom.

A generous sized house bathroom is finished to high standards in a Mediterranean style, and has the added advantage of both a bath and a separate shower enclosure, WC and wash basin. and having tiled floor and walls.

The property benefits from 2 dedicated parking spaces and additional visitor parking. Also having an external store for storing bikes and outdoor gear. The 4 acre communal grounds are a tranquil delight, with bench seating strategically placed to take advantage of the splendid parkland and views. Ideal for family and friends to meet and enjoy a picnic, or to enjoy a glass of wine on an evening.

The village High Street with shops, restaurant, pubs, cafes, bus stop and the train station are just a short walk away.

Annual Management £3348 a year or £279 per month including buildings insurance, maintenance of all internal communal areas, external structure (roof/windows/gutters etc), grounds, parking and stores. Ground rent £100 a year. 999 lease from 2005.

On-Line-Bullet-Points

• Exclusive living in a superbly converted Country House • Impressive Portico leading to a sweeping staircase • Featuring a mix of the old with state of the art fittings • 2 bath / shower rooms and 2 large bedrooms • Spacious living-dining-kitchen • Some delightful views • Plenty of internal storage. External secure store for bikes and outdoor gear • 4 Acres of formal gardens with an abundance of wildlife • 2 nearby parking places + visitor parking • Very quiet, yet close to the village centre