



Church Street, Gargrave

Offers In Excess Of
£750,000

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Hunters are delighted to bring this handsome Grade 2 listed period property to the market. With a wealth of charm and character, this surely has to be one of the most desirable properties to come onto the market in Gargrave for some time. Having been extensively refurbished, extended and re-designed by the current owners to create an idyllic family home with delightful outside spaces. A large vegetable garden to the side, extensive patio area to include a glass canopy seating / dining area, and 'secret' courtyard sitting area, and a lawned garden with 2 ponds and a high quality greenhouse; backing onto Gargrave Bowling Club. There is a single garage and cobbled drive / forecourt to the front of the property.

Location and Gargrave

The property is on the level and just a 5 minute walk to the train station, and 2 minutes to the shops and pubs. The Village of Gargrave is on the edge of the Yorkshire Dales National Park in North Yorkshire. The River Aire runs through the middle of the village and with three attractive greens running alongside, makes an idyllic place for picnics, paddling, fishing and dog walking. The Leeds Liverpool Canal also runs through the village providing boating and walking (on the level) throughout the year. A well-regarded Primary school, St Andrews Church, Village Hall and Library are all close by. Local amenities include a CO-OP supermarket, three public houses, The Frying Yorkshireman fish and chip shop, Asian restaurant and a café. There is a bus service into Skipton and a train station with services to Leeds & Bradford with connections to all UK's train stations. The famous Yorkshire Three Peaks are approximately a thirty-minute drive away and the Lake District is just over an hour's drive. Also in the catchment for Skipton Girls High & Ermysteds Grammar School



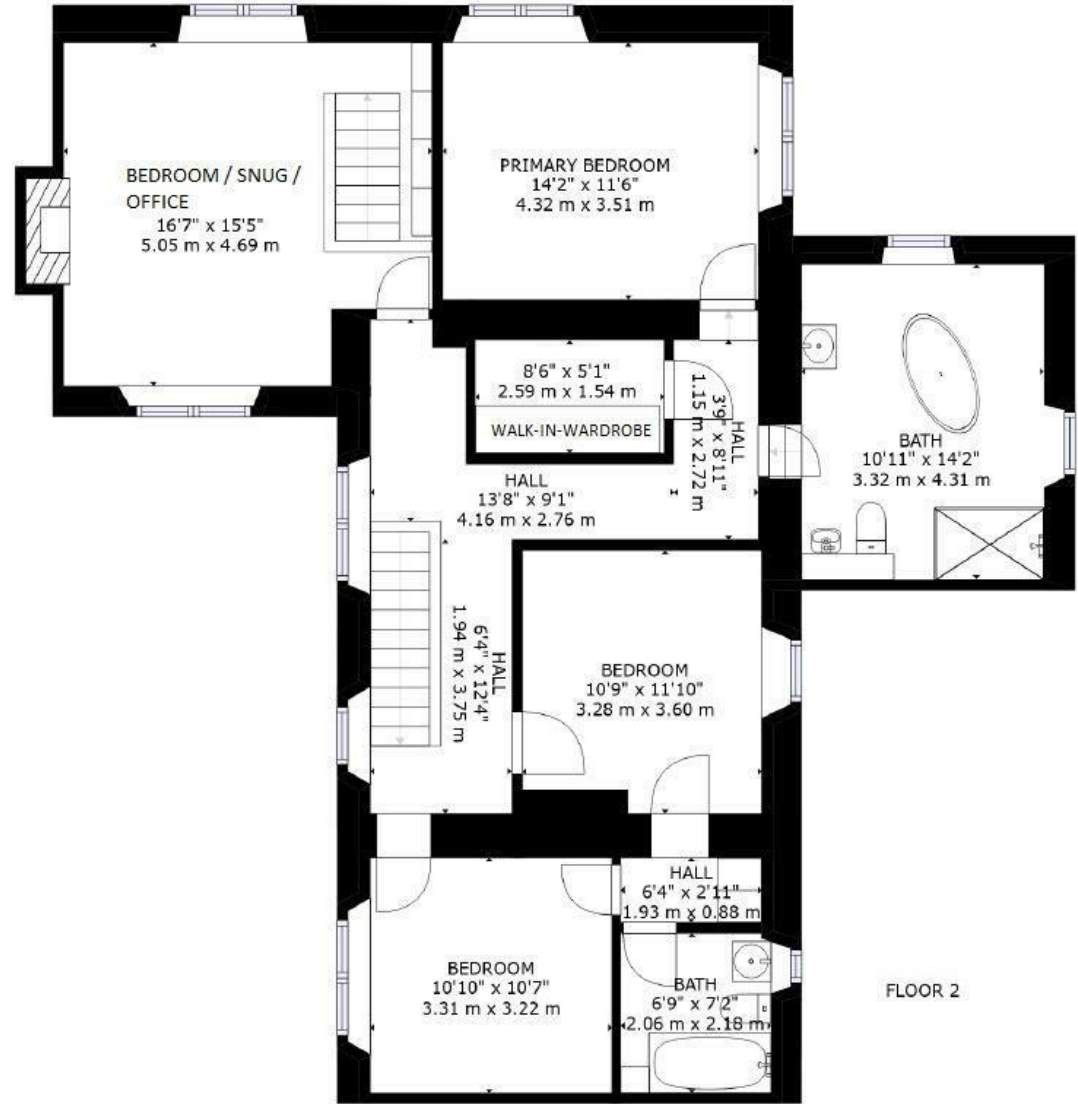
To the ground floor: - A large living room features an exposed stone period fireplace incorporating a multi-fuel stove, exposed oak beams, oak flooring and a splash of contemporary with an oak and glass staircase. There is ample space for sofas and furniture and this room is semi-open-plan to the breakfast-kitchen and dining room,; and French doors lead into the delightful garden room. The garden room features exposed stone flooring and a superb antrum window, and with further windows making this a very light room for reading and hobbies. A door leads out to the gardens, and further door into a fully equipped utility room, boot / cloakroom space and the downstairs WC. The breakfast-kitchen features a 4 oven GAS fired AGA with twin hot-plates and a GAS fired hob module. In addition, there is a fan-oven mounted below a substantial breakfast / food preparation granite topped peninsula unit. There are dual aspect windows, a pantry cupboard, stone flooring , oak beams and a Grade II Listed stone sink. A door opens onto the vegetable garden. The dining room features oak flooring and beams, dual aspect windows, a Belgian Antique Ceramic wood-burner, and a second staircase to the first floor. Ample space here for an 8 person dining suite.

To the first floor: - A light and spacious landing with a contemporary oak and glass return balustrade. Bedrooms 3 and 4 are both double and share a modern Jack 'n Jill bathroom by way of an inner hall with storage cupboard. Bedroom 4 i(a double) is currently used as a snug / home-office, and with dual aspect windows, and a contemporary oak and glass balustrade to the stairs down into the dining room. There is a wall mounted electric fire for instant heat and ambience. The principal bedroom features dual aspect windows with delightful outlooks, and ample space for a double bed. Next to this room, a large, heated walk-in wardrobe, and a very spacious and striking house bathroom with under-floor-heating. Featuring a contemporary-style free-standing bath, wash basin, WC, Bidet and separate walk-in shower enclosure. High quality tiling to the floor and walls. There are 5 Conservation Velux Skylights to the loft space with access via 3 loft hatches. This has potential opportunity to create 2 or more rooms in the attic space, subject to design and building construction advice.













Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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