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Belle Hill, Raines Lane, Grassington

Guide Price £695,000

Property Images



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FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(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 <small>EU Directive 2002/91/EC</small>		66	80



Intro

NO FORWADR CHAIN...

Belle Hill is set at the far end of the exclusive Raines Lane, in Grassington. There is much to write about with regard to this amazing property, and we will endeavor to condense this and allow the photographs and the 3D Virtual Viewing Tour do most of the talking.

We had the pleasure of selling this property to the current vendors a number of years ago, and since then they have set about an extensive program of refurbishment and upgrading, along with a superb multi-glazed extension.

Having some delightful views from the principal living / reception rooms across farmland onto Grassington Woods, this is an exceptional bungalow just a few minutes walk from the village square.



An entrance lobby with coat and boot space leads into a reception hall and in turn to the spacious sitting room which features those superb views onto Grassington Woods from a panoramic window, and having a Minster-style fireplace incorporating a multi-fuel stove.

Passing into the superb new extension to the property, featuring a triple aspect from an abundance of windows bringing in exceptional amounts of natural light and being an open-ceiling up to the roof spars. A delightful snug / living area, having a wood-burning stove.

This striking contemporary designed extension opens into a dining area and a fabulous kitchen. The kitchen boasts Corian worktops and up-stands and having an extensive range of bespoke units including 2 large pantry cupboards, and with integrated fridge, dishwasher, double oven and induction hob. There is a pleasant outlook onto the gardens, and a peninsula breakfast bar also provide further food -prep space.

Off from the kitchen, a good sized utility room with further range of modern high-quality units incorporating the properties mains gas, boiler and with space for further fridges, freezers, washing machine and dryer.

The house bathroom has been refurbished to high standard with quality tiling with shower over the bath, wash basin and WC and large linen cupboard.

There are two double size guest bedrooms looking onto the rear gardens, and the principal bedroom enjoys fine views onto Grassington Woods and has an extensive range of fitted wardrobes with matching dresser and bedside tables. A generous sized en suite features a bath, wet room style shower enclosure, vanity, wash, basin, WC, and high-quality tiling and flooring with under-floor-heating.

To the front of the property, attractive and well tended gardens lead to a stone flagged footpath across the full width of the property, and with tarmac driveway providing parking for two or three vehicles and access to a single garage.

It is not easy to find words of how unique and impressive the rear garden is. The walled and gabion terraces provide a number of different areas to attract the eye and to enjoy relaxing and entertaining. Having timber garden shed and greenhouse. These very well stocked gardens are clearly the owners pride and joy, and have fantastic views from the top tiers.

Grassington is a market town and civil parish in the Craven district of North Yorkshire, England. The population at the 2011 Census was 1,126 and the vast majority of dwellings are located within a ¼ mile radius of the square. An abundance of pubs, restaurants, independent retailers and excellent local schools make this bustling little town an attractive place to live, and a great hub to explore the rest of The Yorkshire Dales. Centered on the main cobbled square are shops, public houses, the village museum, small cafes, restaurants and hotels. Grassington Folk Museum which is run by volunteers houses a collection which tells the story of Wharfedale. The area is popular with walkers, and the Upper Wharfedale Fell Rescue Association is based here.

Events include war re-enactments, dances and a variety of military and civilian vehicles on display from the period. In the winter Grassington holds monthly farmers markets and a Christmas market & activities. Grassington is also home to the filming of All Creatures Great & Small as Darrowby.

There is a bus service to the larger market town of Skipton and a local taxi service.