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EXCLUSIVE

Lower Croft, Stainforth. Settle
Offers In Excess Of £675,000
Property Images



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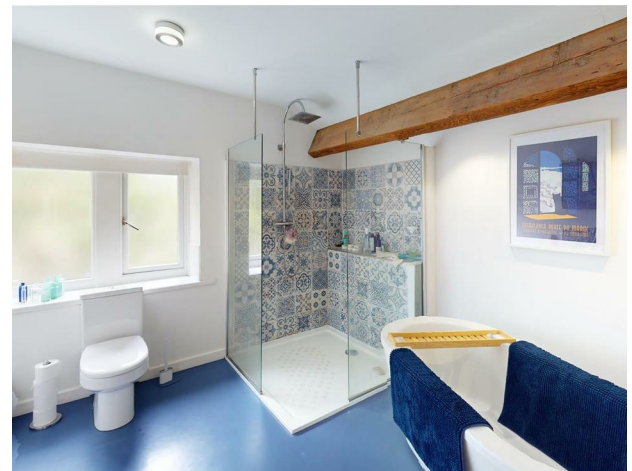


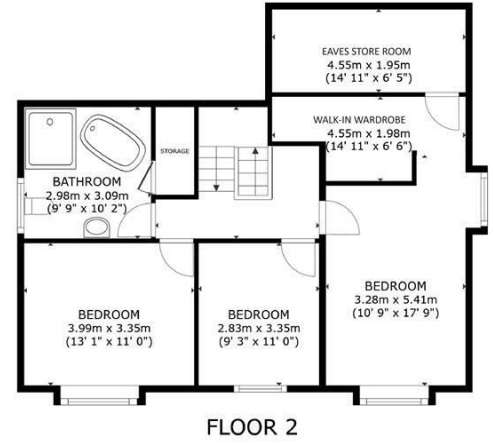
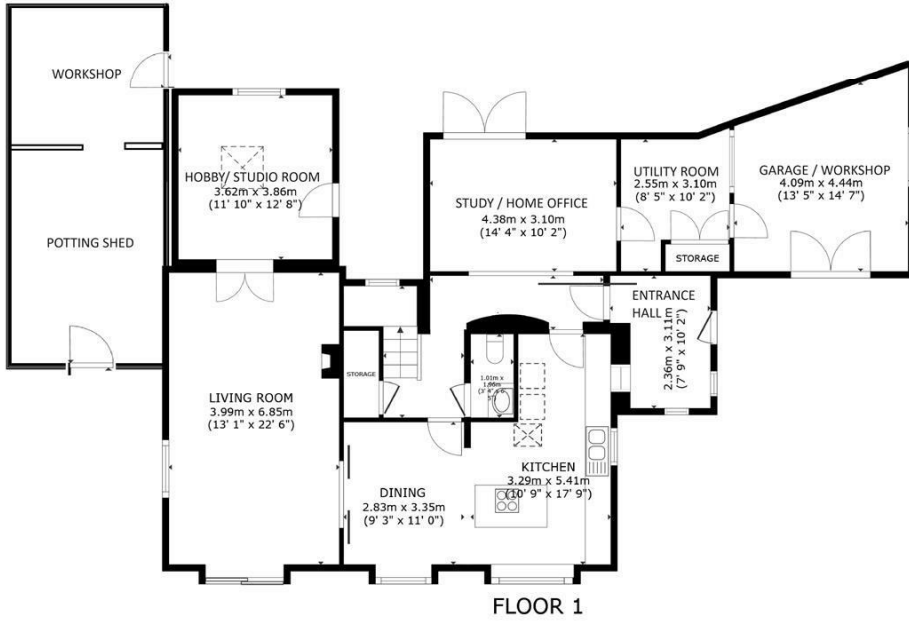
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Nestled in the tranquil village of Stainforth, just a stone's throw away from the charming market town of Settle, this detached family home is a true gem waiting to be discovered. Built in the 1980s, this property boasts a deceptive spaciousness that is perfect for a growing family. Offering very versatile space for everyone.

As you step into the reception hall, you are greeted by the rustic charm of stone-flagged flooring and exposed stone walls, setting the tone for the character that flows throughout the house. The home office/family space is a versatile area with contemporary finishes and French doors that open up to the delightful gardens, offering a perfect blend of work and relaxation. A laundry room leads through to the garage / workshop.

The heart of the home lies in the superbly appointed dining-kitchen, complete with quartz worktops, a ceramic hob, eye-level oven, and integrated appliances including an eye-level oven and grill, integrated dishwasher and twin under-mounted stainless steel sinks, a double larder cupboard, engineered oak flooring to the dining area and with a pleasant outlook. The adjacent large living room is a cozy retreat with oak flooring, fitted shelving a wood-burning stove, and sliding doors that lead out to the front lawn garden. Off from the living room, a spacious studio/hobby room with great natural light and a door onto the gardens

The inner hall has a WC, store cupboard housing the manifold for the under-floor-heating, and a return staircase with feature window. Upstairs the property continues to impress with a principal bedroom offering stunning views across the Dales, a walk-in wardrobe, and eaves storage. Two additional double bedrooms with oak flooring and a spacious house bathroom with free-standing bath and large walk-in shower area, complete the upper level.

Outside, the property is surrounded by attractive gardens with mature shrubs and trees, providing a peaceful sanctuary. The driveway offers parking for multiple vehicles, while the rear garden features an alfresco dining area and a greenhouse along with raised veg/fruit beds for the green-fingered enthusiast. Also a subsancial workshop with potting shed.

With an air source heat pump for heating, mains drainage, water, and electricity, this property combines modern convenience with rural charm. Don't miss the opportunity to make this house your home and enjoy the best of village living in Stainforth.

On-Line-Bullet-Points

- Set in a delightful location in this sleepy village
- A subsancial 2400 sq ft detached family home
- Superb high quality dining-kitchen
- Spacious living room with wood-burner
- Hobby / studio room. WS. Laundry room.
- Workshop / garage. Potting shed and further workshop
- 3 double bedrooms.
- Driveway parking
- Delightful gardens inc veg / fruit beds & greenhouse
- 10 minutes to Settle's fab facilities & train station