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EXCLUSIVE

New Garth House, Airton

Price £950,000

Property Images



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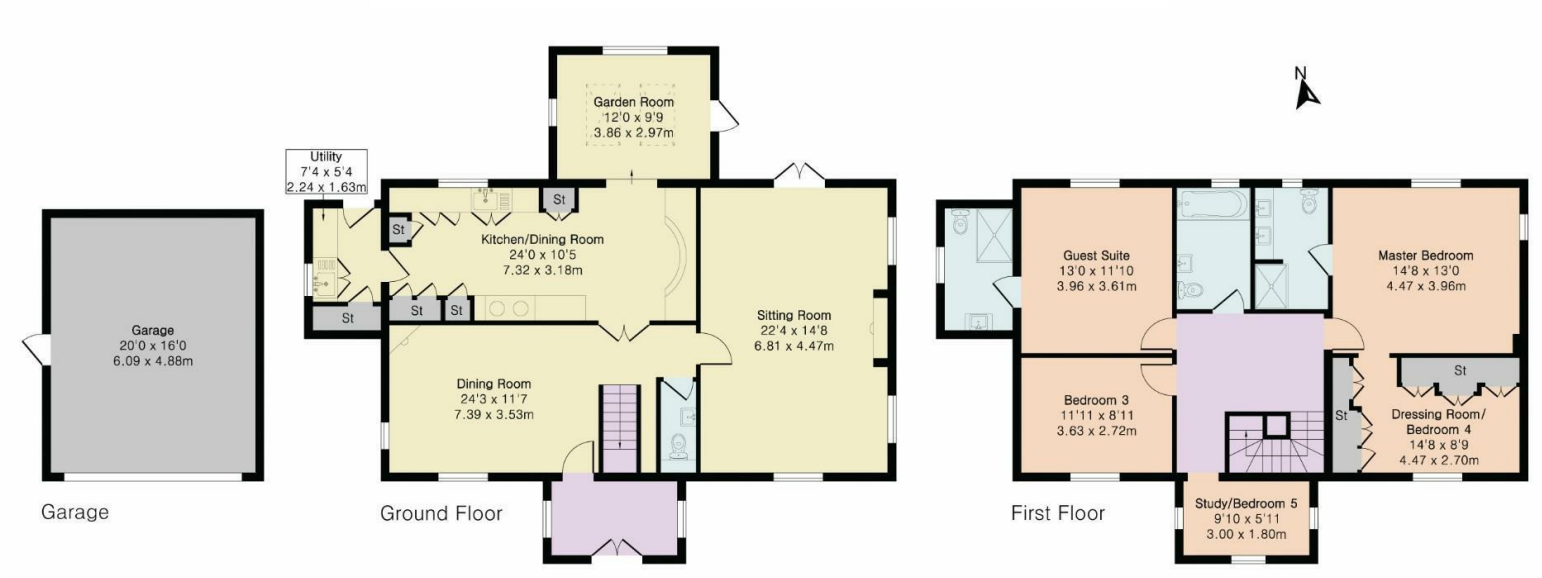
EXCLUSIVE

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Intro

New Garth House is a stunning and clever blend of period, arts & crafts and contemporary design and finishes. Originally a 1970's build, and so having an insulated cavity wall and modern construction methods, yet having the feel of a much older period property.

With some striking features throughout to include an open fire in the living room along with bespoke antique built-in cupboards, high quality oak doors and flooring, and bespoke timber blinds fitted to the majority of the windows to mention just a few.

This has to be one of the best positioned family homes in the village, and with the most fantastic open views across the countryside and Malhamdale from large double glazed windows, which also make this a very light and airy house.

The property underwent an extensive refurbishment and upgrading circa 2017, with particular attention to detail and premium quality fixtures & fittings. More recently the property has had high performance windows installed and new external doors.

Set in delightful, mainly lawned gardens with well stocked borders, sun deck areas, a detached double garage and providing a substantial family home which will require very little work and maintenance for many years to come. Set in the heart of this sought after village in the Yorkshire Dales National Park, yet only 10 minutes to Gargrave shops and train station.

On-Line-Bullet-Points

- Presented to an exceptionally high standard
 - Superb views of Malhamdale
 - Quiet National Park village location
 - Arts & Crafts inspired bespoke features
 - Large sunny garden, fab views
- Bespoke dining-kitchen and AGA, & utility room
 - Double garage and parking for several vehicles
- 10 minutes to Gargrave train station, shops and CoOp
 - Well proportioned and light

GROUND FLOOR

An entrance hall with tiled floor and dual aspect windows is approached from a pair of large heavy timber doors and provides useful space to kick off outdoor gear and boots as well as giving protection to the further internal door leading into the dining-hall.

The dining hall provides ample space for a ten person dining suite and features oak flooring, a recessed exposed stone fireplace incorporating a wood burning stove and has dual aspect windows providing good natural light. A delightful space and connected to the dining-kitchen via a pair of solid oak doors making this a fantastic space for entertaining and family occasions. A superb hand carved return staircase leads up to the first floor landing, and there is a cloakroom off with a tiled floor WC and basin. The sitting room covers the whole depth of the house and has three double glazed windows with far reaching views, and a pair of French doors again with fabulous views across the gardens onto fields. A generous sized room with ample space for a couple of sofas, chairs and furniture centred around a feature exposed stone fireplace incorporating an open dog grate. This light and spacious room is finished with exposed roof timbers, oak flooring and having a built-in antique-fronted cupboard.

The dining-kitchen features an extensive range of hand painted base and wall units by Dalesmade of Settle, with Silestone worktops and with a Belfast under-mounted sink with 'instant hot-tap' set below a mullioned window. Integrated appliances include a full height fridge and full height freezer, dishwasher, built-in recycling drawer and a bespoke larder unit. Cooking and baking is on a dual control electric AGA.

DINING AREA & GARDEN ROOM

The dining area with oak flooring continuing from the kitchen has a bespoke built in bench seating area with covered radiators and illuminated display alcoves provides a breakfast/dining area for six persons. The open-plan garden room with under-floor heating provides space for a couple of sofas and chairs and a large television, and offers panoramic views onto the gardens and countryside from large windows and a glazed door, and with further natural light from two Velux windows.

Off from the kitchen a utility room, again completely refitted provides space for a washing machine and drier with base unit storage, granite worktops incorporating an under-mounted sink, and with a door opening onto the rear gardens. Having a tiled floor making an ideal space for pets, and with a full height door gives access to a store cupboard, also housing the property's un-vented pressurised hot water system.

FIRST FLOOR

The bespoke hand carved return staircase opens onto a generous sized landing with ample space for display furniture and with a loft hatch giving access to the roof space. The principal bedroom has ample space for a king size bed and furniture and with the bed-wall being adjacent to a large mullioned window with delightful views onto Malhamdale. A beautifully finished room with exposed roof timbers. An en suite wet room features under-floor heating, a walk-in shower area, WC, 'his and hers' Villeroy and Boch washbasins mounted onto a granite vanity counter, and having tiling to the walls and floor. Off from the bedroom a dressing room / Bedroom 4 features an extensive range of high quality built-in wardrobes, cupboards and drawers. This room could be returned back to a bedroom if required (with door in-situ), having dual aspect windows providing some attractive views.

The guest-suite has ample space for a king size bed and furniture and has a mullioned window with fine long distance views, and exposed roof timbers. Again with an en suite wet room featuring under-floor heating, a walk in shower, WC, and an antique style vanity washbasin with Villeroy and Boch sink, and a mullioned window for light and ventilation. Bedroom 3 is a further double with exposed roof timbers and a mullioned window with pleasant outlook across the front garden area. Bedroom 5 / Study is a smaller single bedroom currently used as a home office, with a bespoke fitted desk area and having three windows with a pleasant outlook.

OUTSIDE

New Garth House is approached down an initially shared gravel driveway onto a parking area with a detached double garage having integral log storage and a personnel door, and with parking up to six vehicles on the driveway itself. The gardens are laid mainly to lawn with well stocked beds, mature trees and seating areas, and offer long distance views from every angle. Stone flagged footpaths lead around the house to the rear where there are sun-decks to both sides of the garden room, ideal for Alfresco dining and entertaining, and taking full advantage of the amazing views.

SERVICES & HEATING

The property benefits from mains water, drainage and electricity and has oil fired heating and hot water.

The boiler and hot water system is just 18 months old and includes the latest un-vented pressurised tank for mains pressure hot water.

Council Tax Band G

AIRTON AND THE AREA

Located in the Yorkshire Dales National Park, the picturesque village of Airton is situated midway between the historic market towns of Skipton and Settle, and just over two miles from Malham with its famous limestone Cove and 2 excellent country pubs. There is a Farm Shop and Tea Room located in the village (which featured in BBC series 'Top of the Shop with Tom Keridge'), offering a range of groceries including local produce. Just 4 miles to the West is Gargrave with shops, Co-Op, pubs and a Primary School as well as a train station with connections to Leeds, Manchester and London. Skipton is 20 minutes by car.

DIRECTIONS

On approaching the village from Gargrave and Eshton, passing the village green on your right and Settle road on your left, New Garth House can be found down a private driveway on the left just before The Farm Shop.