

# HUNTERS®

## EXCLUSIVE

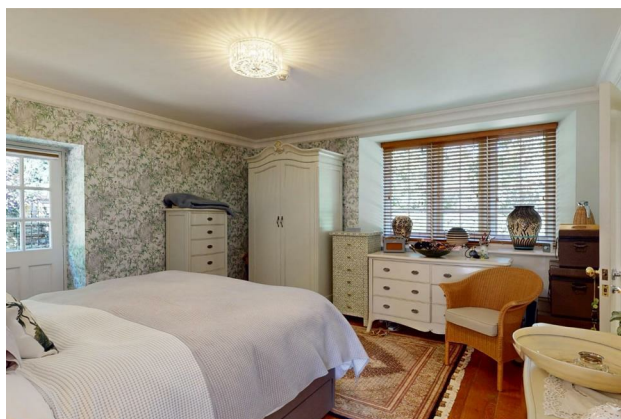
Eshton Hall, Eshton, Gargrave

Price £550,000



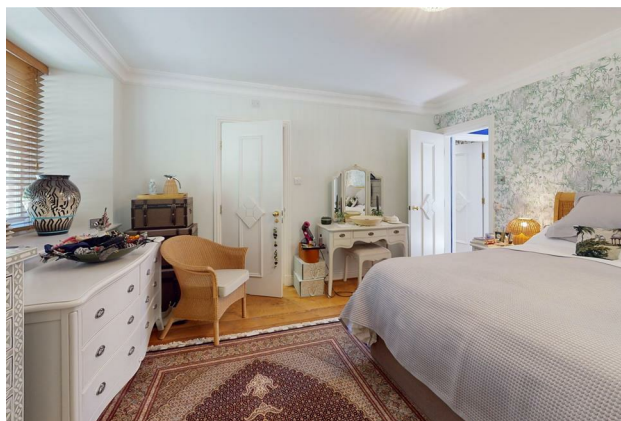
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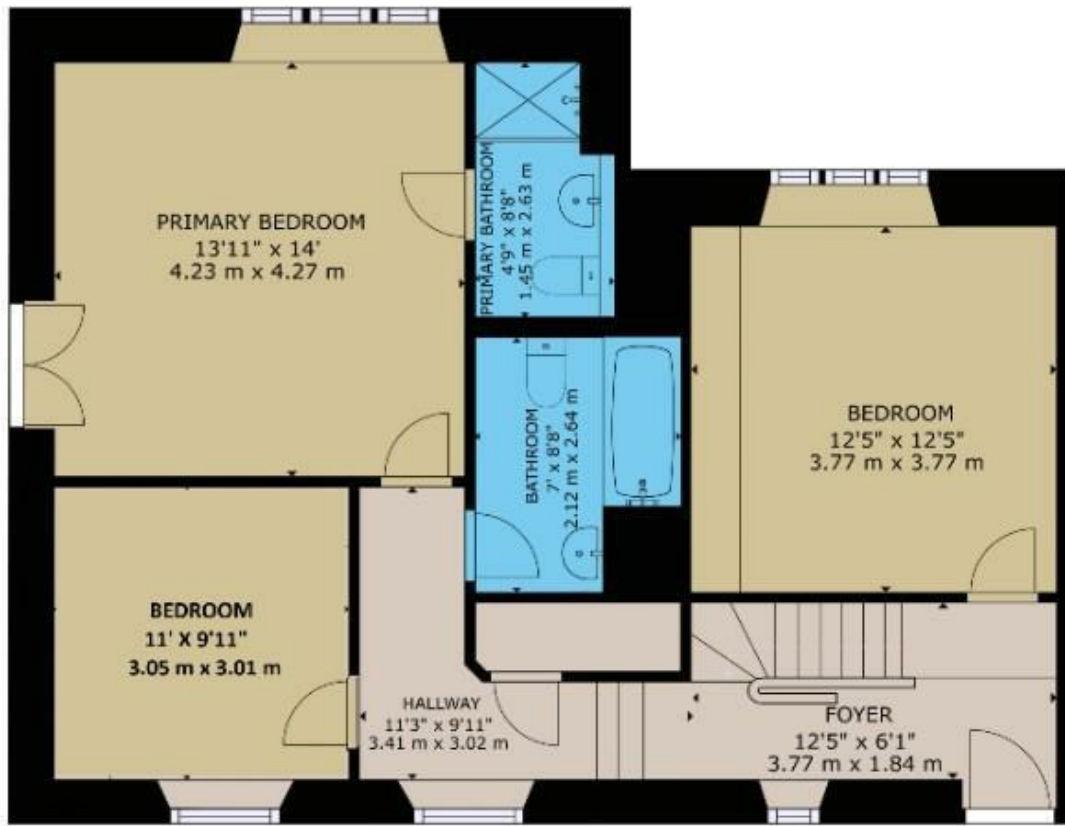
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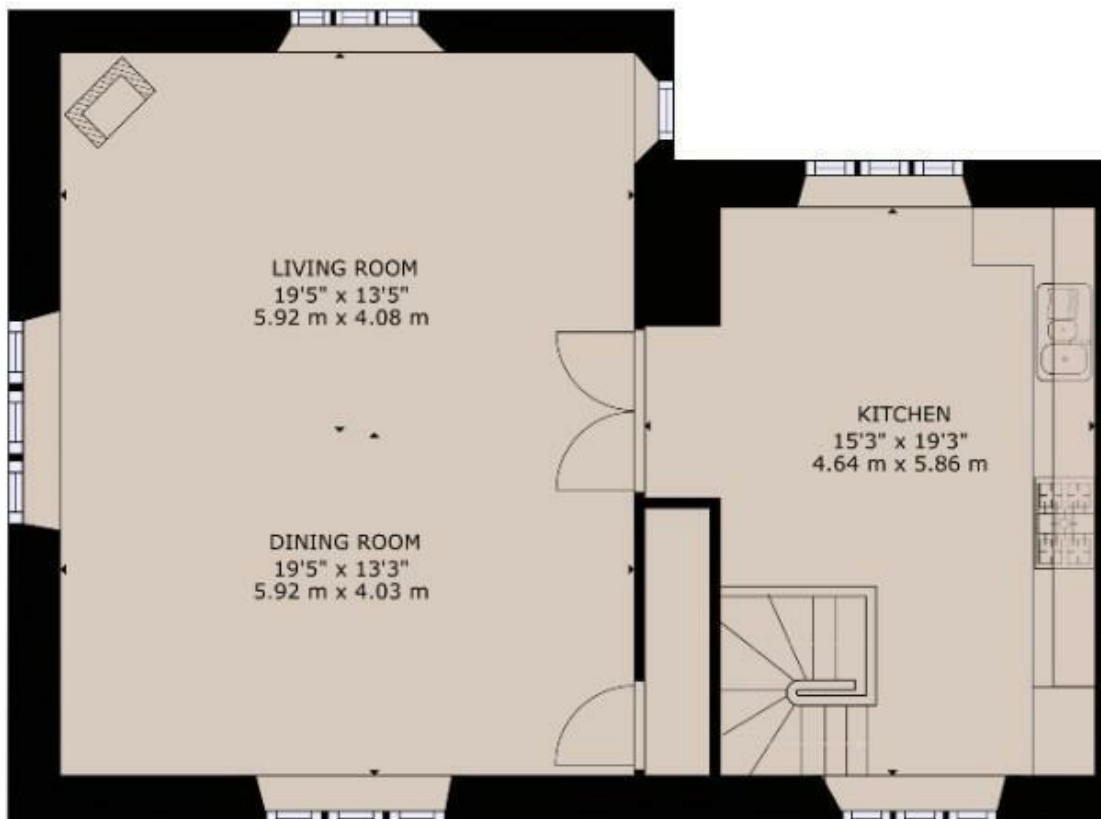
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Nestled within the picturesque Yorkshire Dales, Eshton Hall presents an exceptional opportunity to acquire a charming Victorian home in a very peaceful location, yet within walking distance of the larger village of Gargrave with a train station, pubs, cafes, restaurant and shops.

Constructed in 1825 for a Mr Mathew Wilson on the site of a former Georgian residence. The house remained in the family until 1960 when it was purchased by the then school occupying the hall. The property was converted into private dwellings in 2005.

Our property is discreetly located at the rear of this magnificent gated former private country residence in what was the service wing, and offers a sense of privacy and tranquility that is hard to find, and uniquely has private gardens.

To the first floor, this delightful home features an impressive and spacious reception room, perfect for both entertaining guests and enjoying quiet family evenings. This super-sized living-dining room is particularly noteworthy, showcasing exposed trusses that add character and warmth to the space, and yet cosy with the multi-fuel-stove. The natural light that floods in creates an inviting atmosphere, making it an ideal setting for both relaxation and social gatherings.

The breakfast-kitchen was updated just 18 months ago, and is brightly decorated and practically laid out for every-day dining, baking and preparing meals. Having a full range of integrated appliances, and with space for a centre-island, dining-suite, and with dual aspect windows providing a pleasant outlook.

To the ground floor the property comprises three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The principal bedroom has French doors onto the gardens and an en suite shower room. Bedroom 2 is a beautifully finished double bedroom with a range of bespoke fitted furniture, and bedroom 3 again with a range of built in furniture has a drop down double bed. A house bathroom is finished in a Mediterranean-style, and assures convenience for all residents, ensuring that morning routines run smoothly.

The property features oak flooring throughout.

Outside, residents will appreciate the private landscaped outdoor space to the front, side and rear, perfect for enjoying al fresco dining and the fresh air of the stunning Yorkshire Dales. Additionally, there are outbuildings / stores providing laundry facilities and storages for bikes and the like. The property has 2 dedicated parking spaces, and ample visitor parking.

Eshton Hall is not just a home; it is a lifestyle choice, offering a unique blend of historical charm and modern comfort. With its idyllic setting and distinctive features, this property is a rare find and is sure to attract those seeking a serene retreat in one of England's most beautiful locations.

#### **On-Line-Bullet-Points**

- Stunning property in a superb position • 3 double bedrooms and 2 modern bathrooms • Delightful period property and features • Private outdoor spaces to this property • Exposed trusses feature • Super-sized living-dining room • Located in Yorkshire Dales • External stores and parking • 5 minute drive into the larger village of Gargrave • Viewing recommended